

# HIGHFIELD HOUSE

Hambleton, Rutland





Positioned for total privacy within the prestigious peninsula village of Hambleton, Highfield House offers a unique combination of space, light and spectacular views of the lake, Rutland Water.

Award-winning architects have designed an innovative, six bedroom home of ironstone, steel and glass: large-scale living spaces flood with sunlight through wall-wide windows and open onto balconies and terraces all round.

Grounds of four and a half acres offer every opportunity for recreation: choose south-facing sunning or a range of sports on site; wander wooded walkways or hold gatherings in the Field overlooking the lake.

Highfield House brings a sense of endless possibilities and escape.



# HIGHFIELD HOUSE

Lyndon Road, Hambleton, Oakham, Rutland, LE15 8TJ

## GROUND FLOOR

Reception Hall, Sitting Room, Dining Room, Library,  
Family Sitting and Dining Room, Kitchen,  
Garden Room, Office with Archive,  
Boot Room, Utility Room, Two WCs.

## FIRST FLOOR

Master Suite with Bedroom, Bathroom and Dressing Area,  
Three Family Bedrooms with Family Bathroom,  
Two Guest Bedrooms with ensuite Bathrooms.

## GARDENS AND GROUNDS

Electric entrance gates and video phone,  
Main Garage, Baby Garage, Studio,  
Half Basketball Court, Cricket Nets,  
Field, Copse.

4.5 acres of land in total.



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Step into the giant Reception Hall and sample the space and special place of this home. A chimney from the open hearth stretches up to the sixteen feet high ceiling, and glazing gives you a glimpse of the Water beyond.

The Jerusalem stone flooring and Caithness stone hearth hint at the range of origins of materials carefully selected to reflect the international outlook of those that commissioned this home: look out for stone from Australia, windows from Sweden, woollen carpets from New Zealand, tiles from Italy. The underfloor heating beneath your feet extends to all rooms and floors.



Watch the widest skies and the ever-changing water through the wall of glass that faces south from the high-ceilinged Sitting Room.

Slide back innovative floating walls to open up a total of 900 square feet of party space, all cabled for surround-sound music.



The Sitting Room flows into the Dining Room, to make for effortless entertainment.

Doors open onto a sheltered terrace, ideal for meals al fresco or pre-dinner drinks as the sun sets over the lake to the West.





Light pours into the huge, high-ceilinged family sitting and dining area, which is collected around an open plan kitchen and opens onto terraces through doors to the south, east and west.

This over-sized flexible space can be arranged for large-scale gatherings: invite a class-load of proud parents to take their seats for performances from the custom-made stage, or set up multiple tables for scores of friends to mark a daytime celebration.





The sunlit family area flows into the large and versatile Music / Garden Room, which enjoys double-door access onto its very own terrace and the West lawn. Ideal for children's play to spill outside. Or for older ones to move their music-making for al fresco inspiration. This space has been designed for options: as well as enjoying exterior and interior access it has its own washroom facilities and could be used for those seeking ground-floor independent living. This is an ideal room for homework and online learning.



Pull a book from the wall of hand-crafted oak shelves in the Library or nestle into a chair for a movie projected onto the screen that slides down for your very own premiere.



There is no better place on earth to work from home! With floor-to-ceiling windows to the south and east, the Office offers light and inspirational views. With 20 yards of stylish shelving and its own Archive Room, this space makes an ideal base for one, two or three people. And with its own external entrance, you can take calls or make notes on the Office's own terrace, overlooking the Water but within wifi reach to the house's 100MB/s fibre optic link.

Close the door behind you as you enter the Master suite, pass through the dressing area, and take a second door into a spacious haven of quiet. Read by daylight that filters through windows on three sides. Nap beneath a ceiling fourteen feet above. Curl up on chairs for night-time TV.

Step out onto your own balcony for breakfast coffee overlooking the lake.





Two further double bedrooms enjoy ensuite facilities and a choice of stairs up from the ground floor, making them ideal for guests or family members looking for independence.

Three more double bedrooms each face the Water with floor-to-ceiling windows and doors onto a balcony that is designed for table-top eating, studying and summer night sleeping on full-scale beds. These rooms share a family bathroom with bath and shower, brightly tiled and lit with stylish glassbricks.





So many options for sitting and dining, for sport, for adventures. Numerous Indian sandstone terraces wrap around the House to provide all-day sun and spectacular views. Pitch the hammock on the lower lawn, croquet on the west lawn, drinks on the south. Set up camp in the copse with its towering Eucalyptus trees and firs.

Arrange football teams to compete in the Sports Bowl, an area perfect for a full tennis court. Step over the back boundary for instant access to the public footpath and trail around the Water. Take time out at the half basketball court. Pull out the professional-standard cricket nets and watch the bowlers run up from the Cricket Gazebo.



Trek through the Hidden Walkway to the southern edge of the Field and a picture-perfect view of the Water. Red kites swoop overhead and the world-famous Ospreys dwell in the Bird Reserve across the lake. The 3 acre Field lends itself to pitch and putt golf, baseball, large-scale camp outs and mini music festivals, musicians rocking out on a hired-in stage with the lake as a backdrop and the hill as an amphitheatre. A Field for making dreams lasting memories.



Climb the steps to the Studio over the Main Garage and find a light and flexible space ideal for a gym, games room or a place to escape the action. The Baby Garage provides space for bikes, or ride-on tractor, or outdoor weight-training. This home offers every option.

## Highfield House, Hambleton

Approximate Gross Internal Area:  
Main House = 5,660 sq ft / 526 sq m  
Studio = 290 sq ft / 27 sq m

For identification only. Not to scale.



### Services

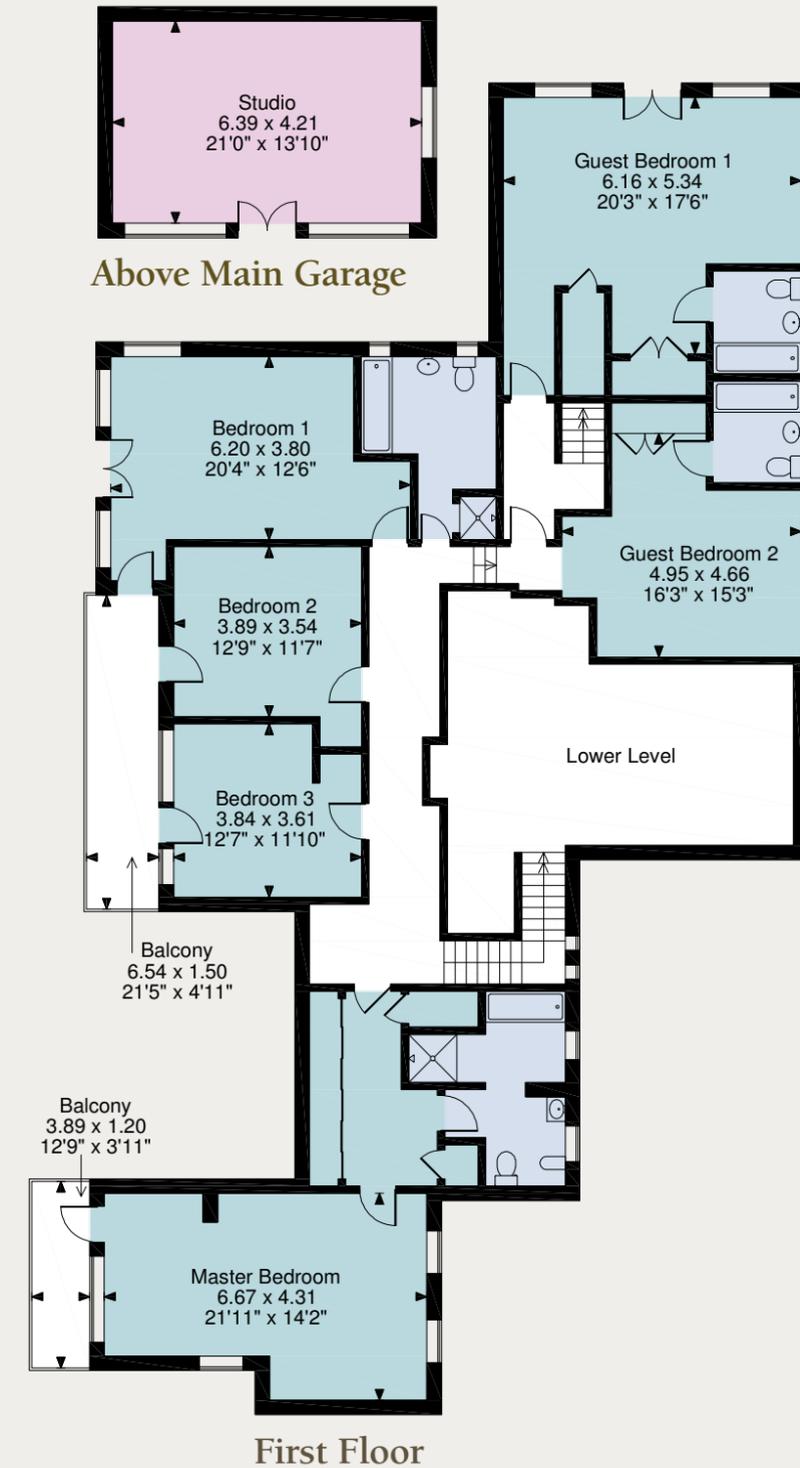
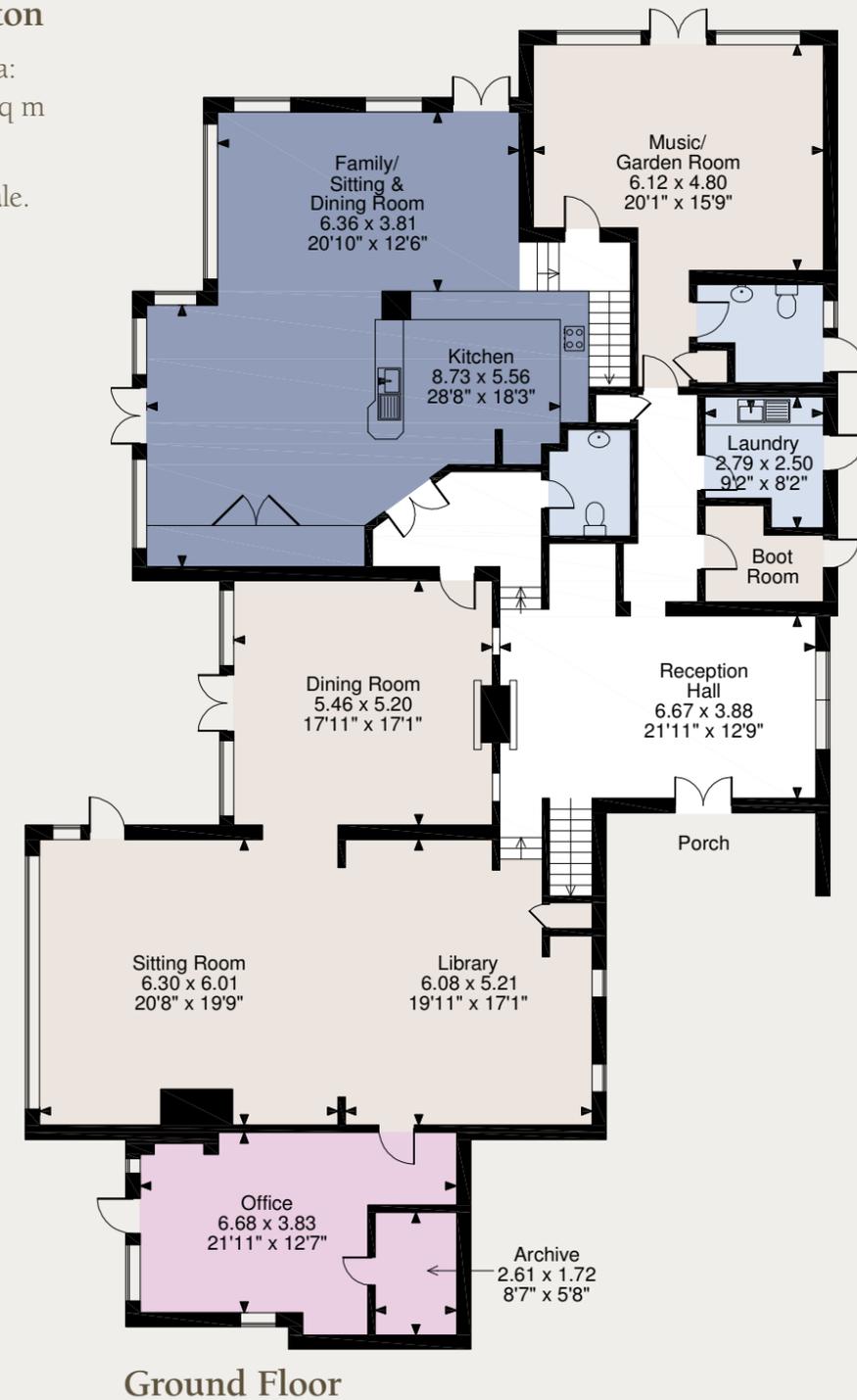
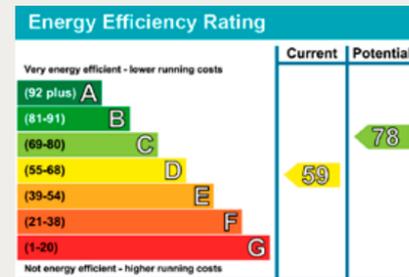
Mains electricity  
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### Council Tax Band

Band H

### Local Authority

Rutland County Council  
<https://www.rutland.gov.uk/>  
01572 722 577



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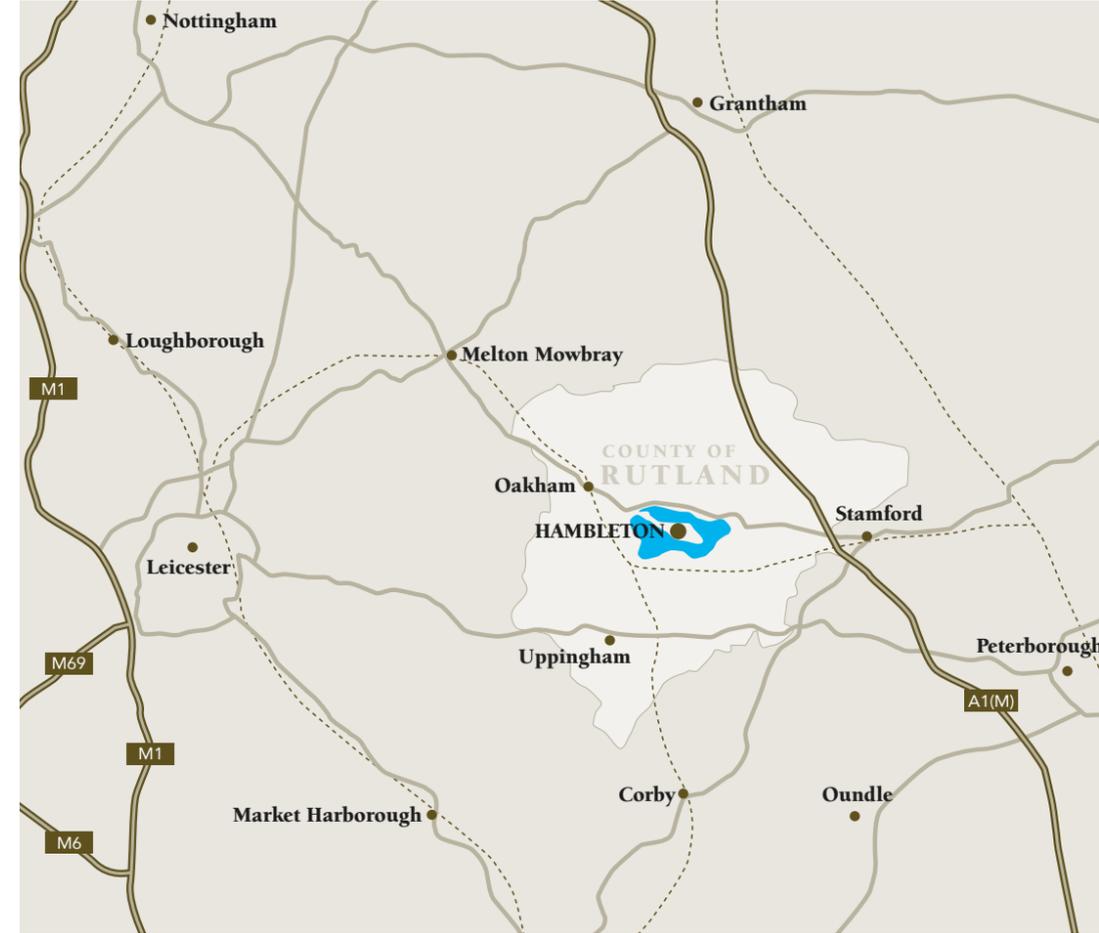
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Sitting astride the peninsula at the centre of Rutland Water, the pretty village of Hambleton is a tranquil and undisturbed slice of rural England, offering stunning walks and easy access to cycling, sailing and fishing.

The village is home to Michelin-starred Hambleton Hall Hotel and the well-known 18th Century pub The Finch's Arms.



Rutland's market town, Oakham, is just a five minutes drive from Highfield House and offers shopping, dining and rail services.

Further afield are the beautiful, historic towns of Stamford and Uppingham, and the cities of Leicester, Peterborough and Nottingham which provide for more extensive shopping and entertainment.

England's smallest county enjoys good connections by road and rail. Direct trains on the East Coast line to London take as little as 45 minutes and commuter services are within a 20 minute drive.

The area is renowned for its exceptional schooling; the public schools in Oakham, Uppingham and Oundle can be easily reached by day boys and girls living in the village.



