

HIGH STREET

BRAUNSTON, RUTLAND



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SELICKS

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BUILT IN 2011, THIS INDIVIDUALLY DESIGNED, MODERN VILLAGE HOME STANDS IN A PRIVATE AND ELEVATED POSITION OFFERING FLEXIBLE AND EXTENSIVE ACCOMMODATION IN ONE OF THE COUNTY'S MOST POPULAR VILLAGES.



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6 High Street

Braunston, Oakham
Rutland LE15 8QU

Breakfast Kitchen • Four Reception Rooms •
Gym, Study • Utility Room, Downstairs WC •
Four Double Ensuite Bedrooms • Double
Garage, Off-Road Parking • Private Rear
Garden • Village Location • EER - C •

ACCOMMODATION

The property is set over three floors, a lower ground floor, upper ground floor and first floor. The main entrance to the property is located on the upper ground floor with a spacious central entrance hall. The upper ground floor consists of a breakfast kitchen, four large reception rooms, a study and a utility room with pantry.

Sitting to the rear of the property is the breakfast kitchen and main living room. Being the heart of the house, the kitchen has a comprehensive range of units with a central island under high-quality granite worktops. There are a range of integrated appliances and space for both a Range style cooker and American style fridge freezer. There are French doors opening out to a patio and a door into the utility room with further storage, a useful pantry and a door out to the rear garden. The main living room is accessed through glazed double doors from the kitchen. There are windows to two elevations allowing plenty of light and French doors opening out to the garden.

Sitting to either side of the entrance hall are two further reception rooms, the dining room and the snug. The dining room can be accessed from both the kitchen and the entrance hall and the snug, sitting opposite, has windows to three elevations and a feature fireplace with log burner inset. A further reception room is located to the front of the property over the garage with a vaulted ceiling, currently used as a games room but could be utilised in a variety of ways. The upper ground floor is completed by a study and a WC.

To the first floor, a wonderfully large and light landing gives way to the bedroom and bathroom accommodation. There are four generously sized double bedrooms, all dual-aspect allowing plenty of light, ensuite bathrooms and built-in storage. The principal bedroom also benefits from a walk-in wardrobe.

The lower ground floor level for the property consists of a central lobby, a gym with double doors out to the driveway, a large store room/utility and an oversized double garage with an electric up and over door. This space, with both an access from the main house or independently from the driveway, adds an additional level of flexibility to create a separate home working space, an annexe or even a fifth bedroom.

OUTSIDE

The property is approached via a sweeping driveway with ample parking on both a gravelled area in front of the garage and a tarmac space to the side. Wrapping around the side and rear, the garden has been beautifully landscaped, mainly laid to lawn with an array of established borders and paths leading to various patio areas that have been carefully positioned to take advantage of the sun throughout the day. A patio of particular note, situated at the top of the garden looking back at the house over a newly constructed pond, is the perfect spot to enjoy the late afternoon sun.

This superbly appointed village home is offered to the market with the agent's strongest recommendation for an internal inspection and must be viewed to be appreciated.

LOCATION

The idyllic village of Braunston is just two miles from the pretty market town of Oakham, the capital of Rutland (the country's smallest county), voted one of the best places to live in England by the Sunday Times. Oakham and the surrounding area benefits from great transport links (Inc. A direct rail link to Kings Cross/St Pancras), excellent public and private schools and stunning countryside (Inc. Rutland water with its extensive range of outdoor pursuits).

DIRECTIONAL NOTE

Take the Braunston Road out of Oakham and continue on this road until you enter the village of Braunston. On entering Braunston continue into the centre of the village and you will find the driveway for number six on your right-hand side just after the red telephone box.

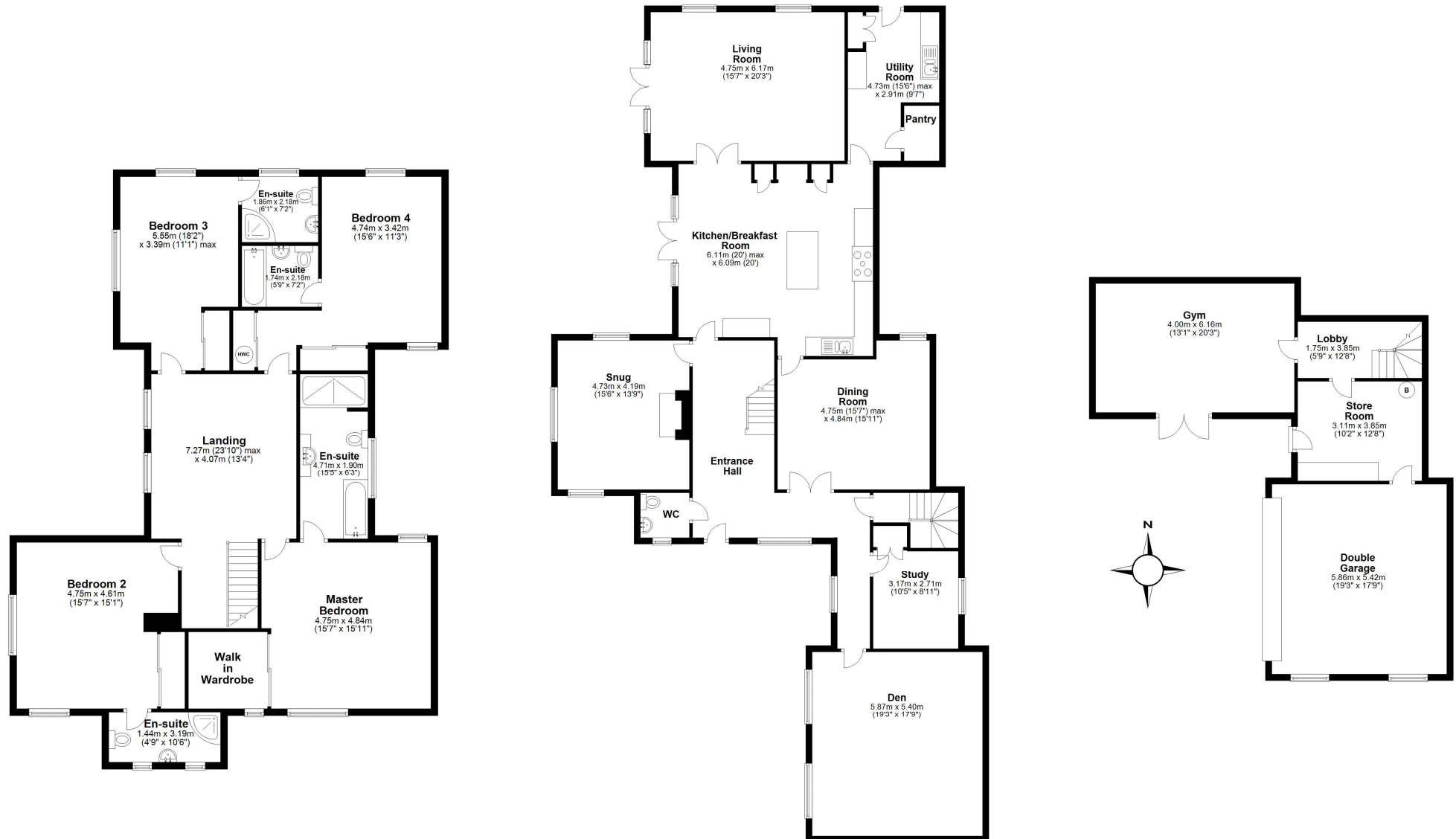
SERVICES & COUNCIL TAX

The property is offered to the market with all mains services and oil-fired central heating. There is underfloor heating throughout the upper ground floor and in all bedrooms and a heat recovery ventilation system.
Council Tax Band G.





6 High Street, Braunston, Oakham, Rutland LE15 8QU
 House Total Approx. Gross Internal Floor Area = **4426.1 ft² / 411.2 m²**
 Measurements are approximate, not to scale, illustrative purposes only.



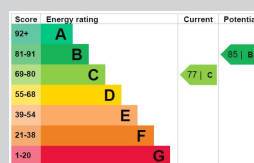


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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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