

# SPINNEY HILL

OAKHAM, RUTLAND



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A SUBSTANTIAL FIVE-BEDROOM DETACHED HOME, PRESENTED IMMACULATEDLY THROUGHOUT WITH LARGE FREE-FLOWING ACCOMMODATION, OFF-ROAD PARKING & GARAGING, ALL WITHIN WALKING DISTANCE OF OAKHAM TOWN CENTRE.



## 8 Spinney Hill

Oakham, Rutland LE15 6JL

Dining Kitchen | Three Reception Rooms | Utility Room & Downstairs WC | Five Bedrooms | Two En-suites | Family Bathroom | Private Driveway & Double Garage | Large Garden | Countryside Views | Walking Distance To Town Centre |

### ACCOMMODATION

Enter the property into a large entrance hall with a central staircase up to the first-floor, access to the ground floor living accommodation and a door into the downstairs WC.

The dining kitchen sits to the rear of the property with a beautiful flagstone floor, a large window and French doors opening out to the patio and a comprehensive range of floor standing and wall mounted units under white granite worktops. There are integrated appliances to include a double eye-level oven, dishwasher, electric induction hob, fridge and freezer and a stainless-steel sink with mixer tap. This room is a fantastic size providing not only a dining area but also a breakfast bar built into the central peninsula of the kitchen.

A useful utility sits off the dining kitchen offering further storage, a secondary sink, space and plumbing for white goods and a door out to the side of the property.

Double part-glazed doors open from the dining kitchen into the spacious and light living room. There is an oak floor, feature fireplace with multifuel burning stove inset and a garden room extension with glazing on all sides and French doors opening out into the garden. There is also a part-glazed door back into the entrance hall.

The ground floor accommodation continues with a two further reception rooms sitting to the front of the property, one being a family room and the other being a large study. A particular feature of note on the ground floor is the wired sound system throughout four rooms.

To the first floor a wonderful galleried landing gives a real sense of scale and theatre and also provides access to the bedroom and bathroom accommodation.

The principal bedroom overlooks the rear garden and countryside views beyond whilst also offering a walk-in wardrobe and an en-suite shower room. Bedroom two sits to the front of the property and is also complemented by an en-suite shower room. Bedroom three and four are also very generous sized double rooms, bedroom three to the front of the property and bedroom four to the rear. Bedroom five is the smallest bedroom but still provides a generous sized single. The family bathroom serves bedroom three, four and five, comprising a panelled bath, separate shower, wash hand basin and a low flush lavatory.

### OUTSIDE

The property has ample parking on its own private driveway that provides access to the double garage and the covered path leading to the rear garden. The rear garden sits on the South side of the property enjoying the sun for the entire day. A flagstone patio spans the width of the property sitting directly off both the dining kitchen and living room. The garden is predominantly laid to lawn with an array of floral and shrub borders and lovely countryside views. It is fenced and hedged on all sides providing a good degree of privacy and security.

This exceptional home offers flexible and large living spaces with the convenience of only being a short walk from Oakham town centre and is offered to the market with the agent's strongest recommendation for an internal inspection.

### LOCATION

Oakham is an attractive and historic market town with a full range of shops and other facilities. There are excellent primary and secondary schools with independent schools in the area at Oakham, Stamford and Uppingham. The town is conveniently located for ease of access to major centres such as Leicester, Peterborough and Kettering. These 3 centres all have main line train services and the ability of reaching London within the hour.

### DIRECTIONAL NOTE

From the Oakham office continue out of town on Uppingham Road toward the bypass. Take your last right onto Spinney Hill, number eight is the fourth property on your left-hand side.

### SERVICES & COUNCIL TAX

The property is offered to the market with all mains services and the heating and water system run by an air source heat pump. There is underfloor heating throughout the ground floor with each room having its own thermostat. Council Tax Band G.

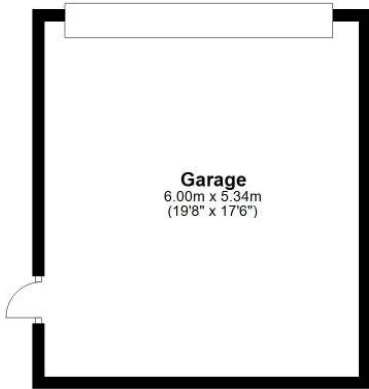
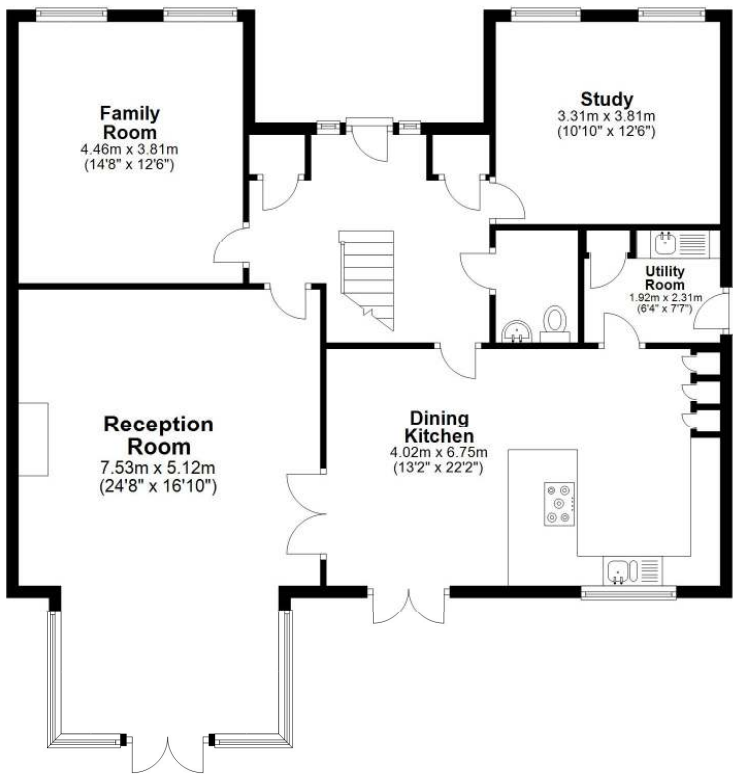




**8 Spinney Hill, Oakham, Rutland LE15 6JL**  
 House Total Approx Gross Internal Floor Area = **2422 sq. ft / 225 sq. m**  
 Measurements are approximate, not to scale, illustrative purposes only.

**Ground Floor**

Main area: approx. 114.8 sq. metres (1235.5 sq. feet)  
 Plus garage, approx. 32.0 sq. metres (344.0 sq. feet)



**First Floor**

Approx. 110.2 sq. metres (1186.5 sq. feet)





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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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