



**Stocken Hall, Stretton**  
Oakham, Rutland, LE15 7RY

**NEWTON**FALLOWELL 

## Stocken Hall, Stretton Oakham, Rutland, LE15 7RY £825 PCM

A unique opportunity to rent an executive ground floor apartment within the eye catching Stocken Hall development to the North of Oakham. This very well presented apartment boasts a luxury finish including two spacious double bedrooms, feature living room and modern kitchen area. The apartment further boasts high ceilings throughout, a grand communal entrance and landscaped gardens with a truly unique countryside view. Available to rent from the start of July viewings are advised at the earliest opportunity to avoid missing out.

As you approach Stocken Hall, a sweeping gravel driveway provides ample off road parking and leads to the communal entrance and gardens. The entrance hall leads you to the private front door with access into the private entrance hallway. The hallway leads to the grand living room with dual aspect windows and feature fireplace. This excellent room has a great deal of space for both living and dining furniture. The kitchen area has been fitted with a range of wall and base units with a single oven, four ring gas hob and space for further appliances. The two bedrooms are both very generous in size with the main bedroom offering built-in storage and a three piece en-suite shower room. The apartment is completed by a separate three piece bathroom.

The property is available to rent from the beginning of July 2021 after our usual pre-let checks. Contact the Award Winning Lettings Team at Newton Fallowell, Oakham for further information on this lovely property.



**Entrance Porch**

4'1 x 3'6 (1.24m x 1.07m)

**Entrance Hall**

10'10 x 6'6 (3.30m x 1.98m)

**Living & Dining Room**

19'1 x 17'8 (5.82m x 5.38m)

**Kitchen**

12'7 x 5'10 (3.84m x 1.78m)

**Bedroom One**

18'1 x 11'9 (5.51m x 3.58m)

**En-Suite Shower Room**

6'9 x 5'9 (2.06m x 1.75m)

**Bedroom Two**

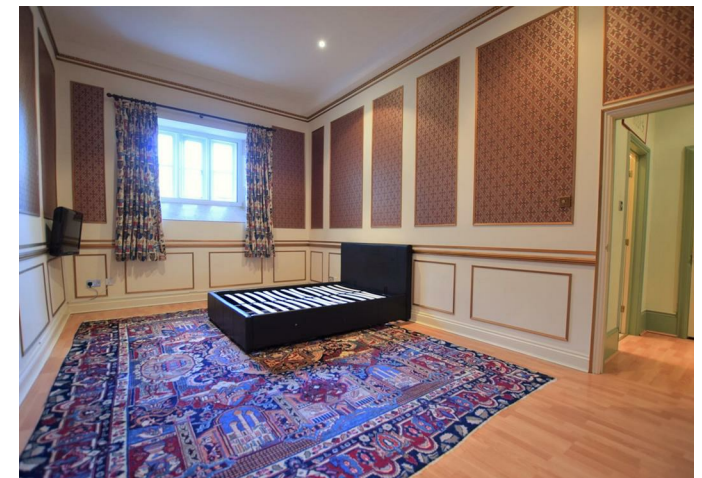
10'10 x 10'7 (3.30m x 3.23m)

**Bathroom**

6'9 x 5'8 (2.06m x 1.73m)

**Agents Note**

Woodland Reach is part of the prestigious Stocken Hall, a Grade II\* Listed property set within open parkland. Residents of Stocken Hall have access to the landscaped gardens and driveway parking area.



**AGENTS NOTE – DRAFT PARTICULARS:**

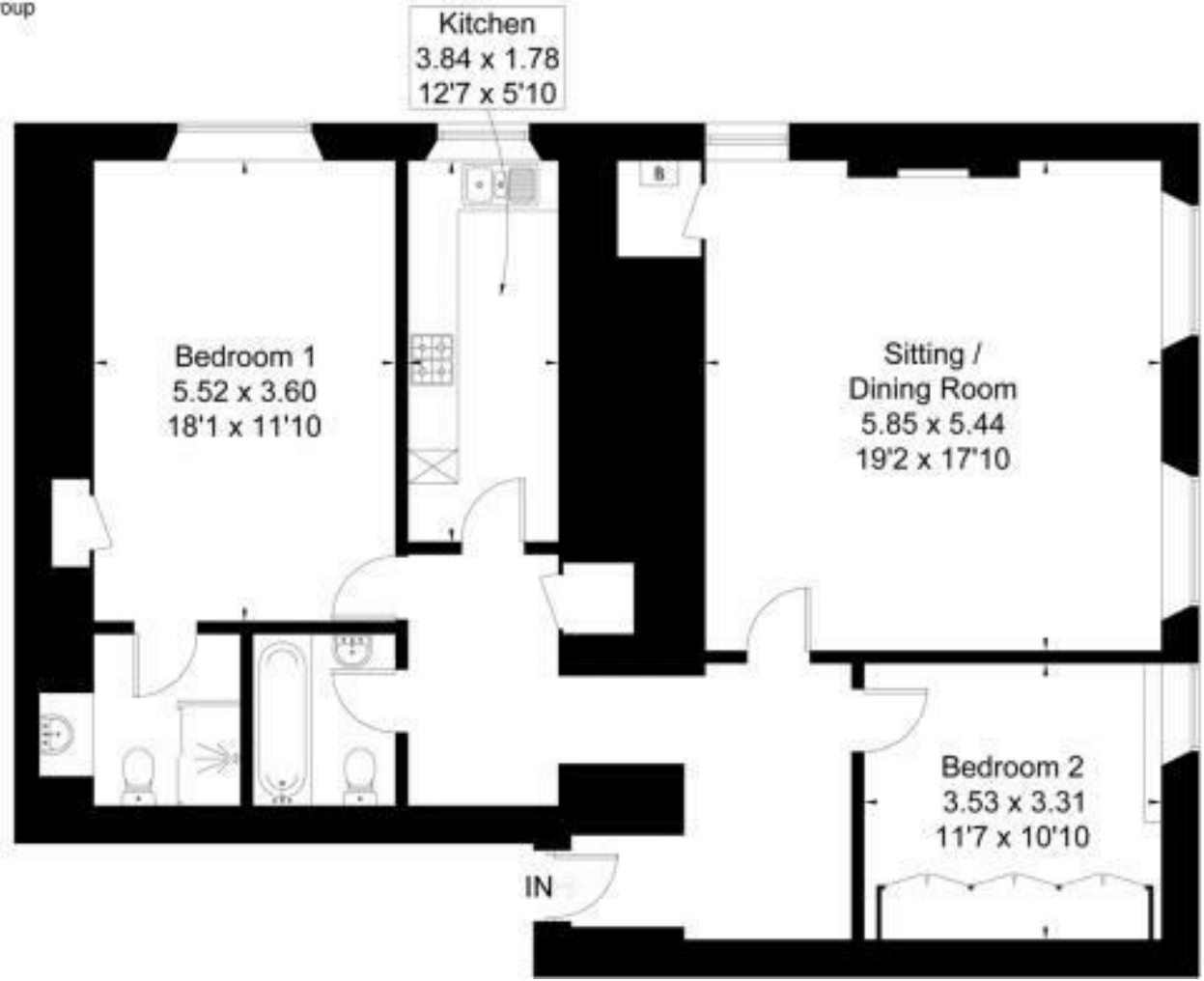
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Approximate IPMS2 Floor Area = 110.8 sq m / 1193 sq ft  
Limited Use Area = 2.4 sq m / 26 sq ft  
**Total = 113.2 sq m / 1219 sq ft**  
For identification only. Not to scale.  
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