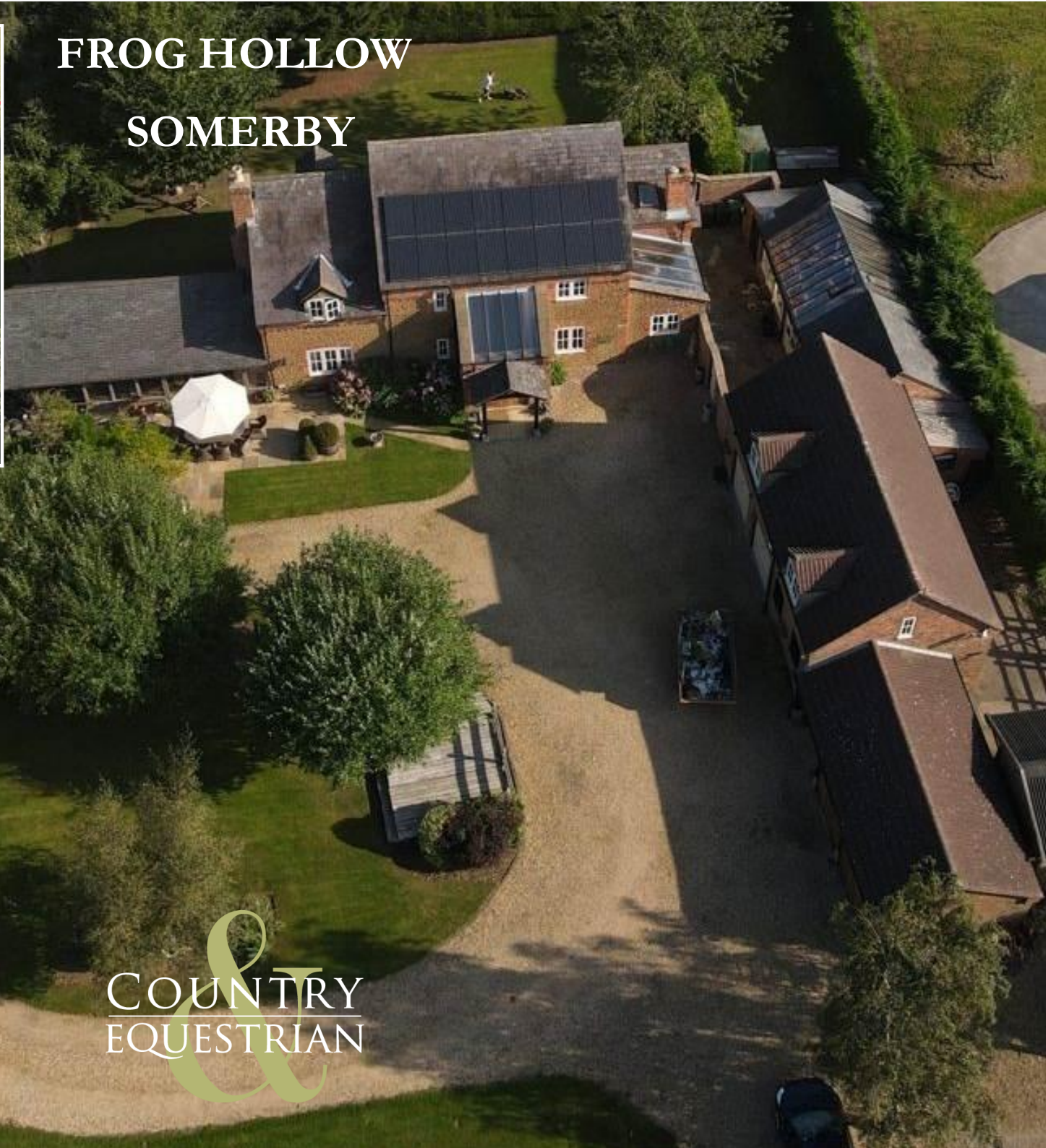


FROG HOLLOW

SOMERBY



COUNTRY
&
EQUESTRIAN





Substantial Character Home Set In Landscaped Grounds Of Approximately Four Acres

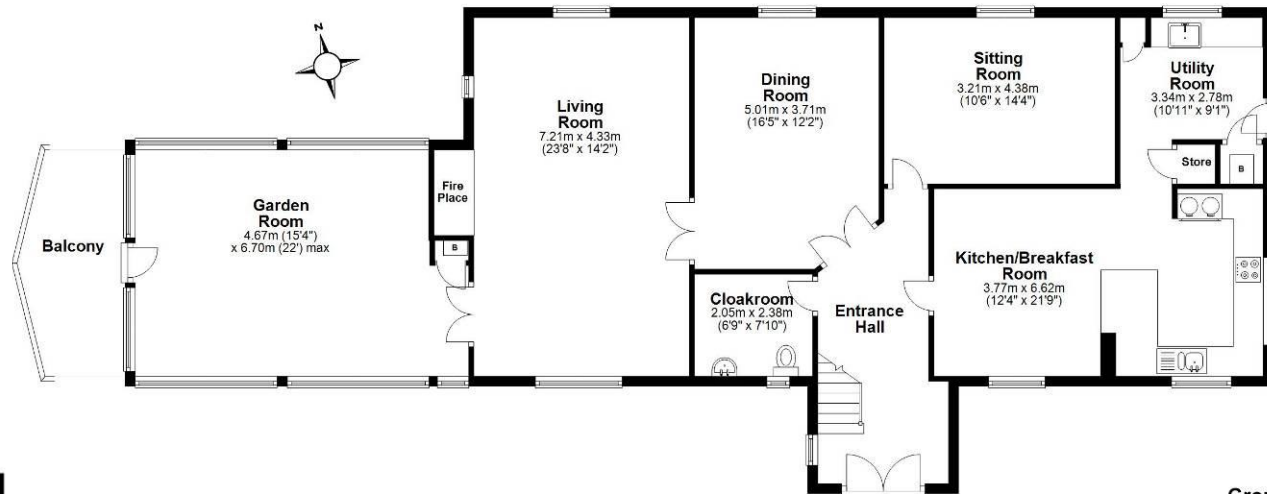
Attractively set with a long sweeping driveway approach through landscaped grounds to include a bridge over its own water gardens.

This substantial residence of approximately 4,000 Sq. Ft. in total has been lavishly developed and appointed giving an excellent family accommodation of four bedrooms (two of which have walk-in wardrobes/dressing areas) and three bathrooms, plus a self-contained office/annexe over quadruple garaging. The ground floor also offers a formal drawing room with a large garden room leading to a balcony over water gardens, family room, snug, living kitchen, formal dining room, utility, downstairs cloakroom, feature entrance hall and a further orangery/sunroom.

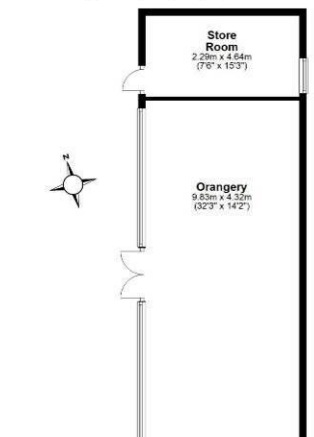
Externally, there is a large expansive driveway, a range of outbuildings to include a kennel block which could be converted into stabling and two paddocks totalling approximately four acres.

With a high degree of privacy, this farmstead is set between Cold Overton and the village of Somerby with its excellent amenities to include a village shop, pub, school and surgery. Located within easy access into Oakham for excellent secondary schools and trains to London with the added convenience of being situated between both the A1 and M1.

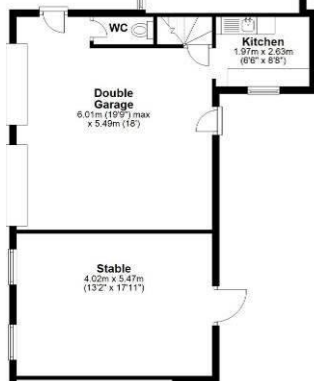
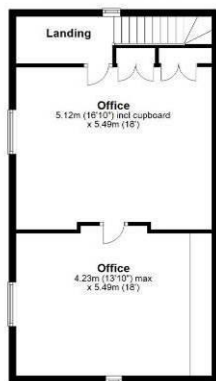
Further land may be available by separate negotiation.



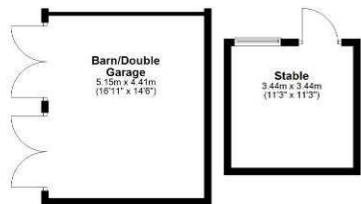
Ground Floor
Approx. 160.7 sq. metres (1729.6 sq. feet)



First Floor
Approx. 54.5 sq. metres (588.6 sq. feet)



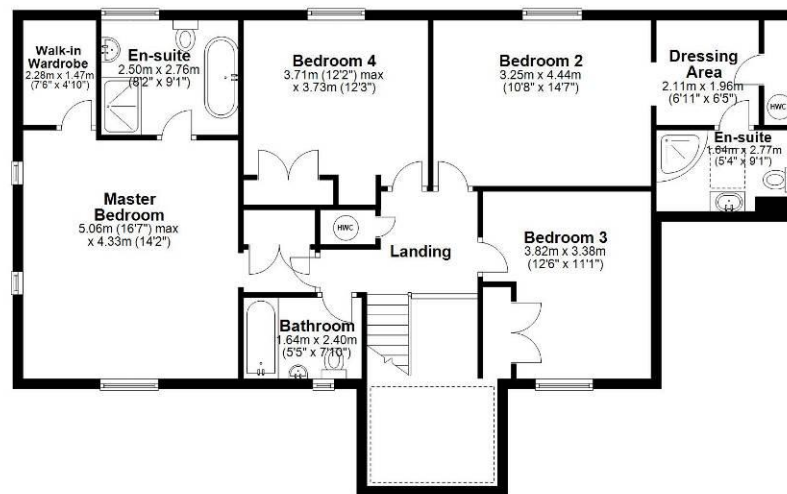
Passage



Total area: approx. 215.2 sq. metres (2316.2 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors. Plan produced using PlanUp.

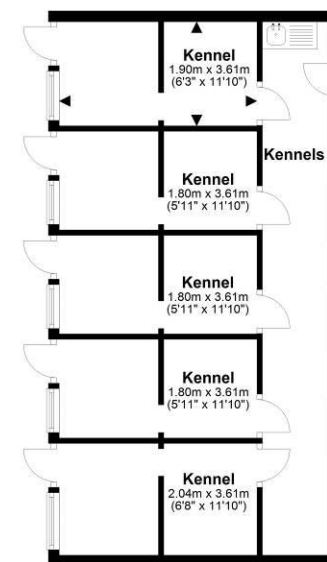
First Floor
Approx. 102.5 sq. metres (1103.2 sq. feet)



Total area: approx. 252.0 sq. metres (2712.7 sq. feet)

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Ground Floor
Approx. 47.8 sq. metres (514.8 sq. feet)



Total area: approx. 47.8 sq. metres (514.8 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors. Plan produced using PlanUp.

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