




HAMBLETON GRANGE

HAMBLETON





Picture living in the most
luxurious home, in the most
exclusive village, in the most
sought-after county in England.
Welcome to Hambleton
Grange, on the prestigious
Rutland Water peninsula.





Light serenades this modern, minimalist space. Peer through to the rear aspect and beyond to the everchanging landscape and shores of Rutland Water. Engineered walnut flooring extends underfoot.

Effortless Luxury for Modern Living

A bespoke built, contemporary home, Hambleton Grange is nestled amidst an exclusive collection of uniquely characterful and handsome homes on Rutland's 'millionaire's row'.

Fringing the idyllic shores of Rutland Water, Hambleton Grange is the essential abode for the distinguished homeowner, with its backdrop of rolling countryside and easy proximity to the historic market town of Oakham and an abundance of walks on your doorstep - pure serenity.

Aromatic planting and formal box hedging set the scene on approach.

An electric gate swings open to welcome you to the home. Set beneath the oak portico covered main entrance, the contemporary oak door opens to reveal the impactful hallway.





Resplendent Receptions

Double walnut doors open to reveal a cosy sitting room with feature suspended ceiling and contemporary fireplace - the perfect place for after dinner drinks and cosy relaxing evenings.

Across the hallway, the impressive study with bespoke furniture makes for an ideal base for those working from home.



Recess alcoves frame the hallway and guide you past a further reception room, currently used as a family room, conveniently close to the cloakroom.



Hospitality at the Heart

Accessed through double doors, the imposing, bespoke kitchen is the height of style and will be the envy of all guests. Curves and countertops combine to create an extensive space catering to cooking, dining, relaxed brunches, homework sessions, and more. Handmade cabinetry houses all your culinary essentials whilst a large range-style cooker is the ideal set up for keen cooks. Dine casually beneath the contemporary feature light fitting at the circular breakfast table or relax in the sitting area, where your eye will be drawn to the peaceful gardens. Draw back the wall-to-wall bifold doors and take the party outside or simply sit back and take in the everchanging colour scheme of your garden.





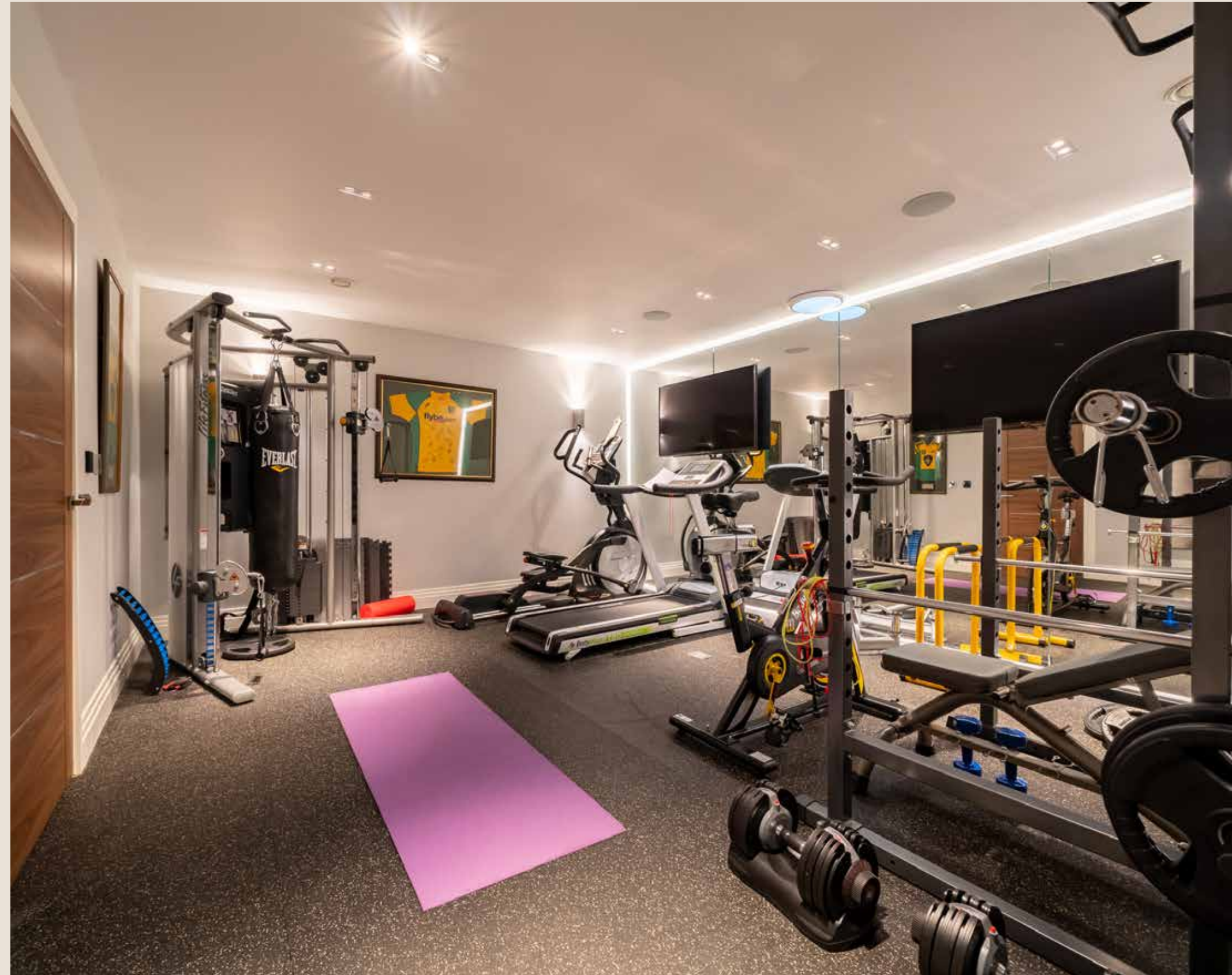
For more formal dinner parties and family celebrations a private dining room awaits.





Luxurious Leisure

Descend to the lower ground level of this home. First you will discover a replete gym with sauna and shower. Impress your guests with a wine tasting evening and sample delights from your wine cellar and tasting room before heading to the state of the art seven-seater cinema fitted with full Dolby Atmos and wide screen anamorphic lens viewing. One final double bedroom with en suite shower room offers additional accommodation and sits adjacent to the laundry room.





Technological Triumphs

Furthermore, a Crestron Audio Video Distribution System allows music and video to be played throughout the rooms at Hambleton Grange, providing multiple viewing options. Other technological innovations in this home include full CCTV and Crestron lighting throughout, controllable remotely via phone. Crestron curtain and blind control also enables remote opening and closing throughout the home.





Sumptuous Retreat

From the hallway, an imposing floating cantilever staircase of walnut and glass ascends to the first floor, where a roof lantern infuses the landing with light. Here, four double bedrooms can be found; three with en suites combine to create the ultimate in family living.





Bathroom Serenity

Revive body and soul in the luxurious spa-style bathroom with large, freestanding Corian tub, a double, walk-in rainfall shower and large wash hand basin. Indulge in more relaxation and fill the tub with bubbles and watch your favourite show on the in-built television.



Your Principal Awaits ...

Angled rooflines and high ceilings provide a sense of space, and a Juliet balcony draws in natural light. Freshen up in the en suite before dressing for success in the sumptuous dressing room, where bespoke walnut wardrobe and drawer cabinetry provide a stylish sartorial showcase.





A Tranquil Oasis

Outside, relax in your own slice of paradise in the architecturally designed garden, with stone terraces, emerald lawns and pleached trees providing outdoor rooms in which to relax and rest after a busy day, soothed by the soporific sound of the water feature. What better place to sit and enjoy an evening sunset?

One final piece to discover – the triple garage. Pull inside on the ground level or park below using the car stacker. An integral door from here provides ease of access direct into the home.



Picturesque Positioning

Live the idyll, with walks along the water's edge, through the fields and country lanes, calling in at The Finch's Arms to graze on charcuterie, honey baked camembert or duck liver parfait with truffle butter and rhubarb jam. Michelin-star dining is also to be found at the elegantly-designed Hambleton Hall, nestled on the peninsula above Rutland Water.

Watch for the arrival of the migrating ospreys over Rutland Water, walk around the peninsula, soak up the sunsets or delight in the dining, shopping and theatres of nearby Oakham and Stamford.

Retreat in comfort and style to the rural waterside refuge of Hambleton Grange, where luxury and homeliness combine.

LOCAL DISTANCES

Oakham 3 miles (6 minutes)
Uppingham 8 miles (17 minutes)
Stamford 12 miles (22 minutes)
Peterborough Railway Station
26 miles (38 minutes)

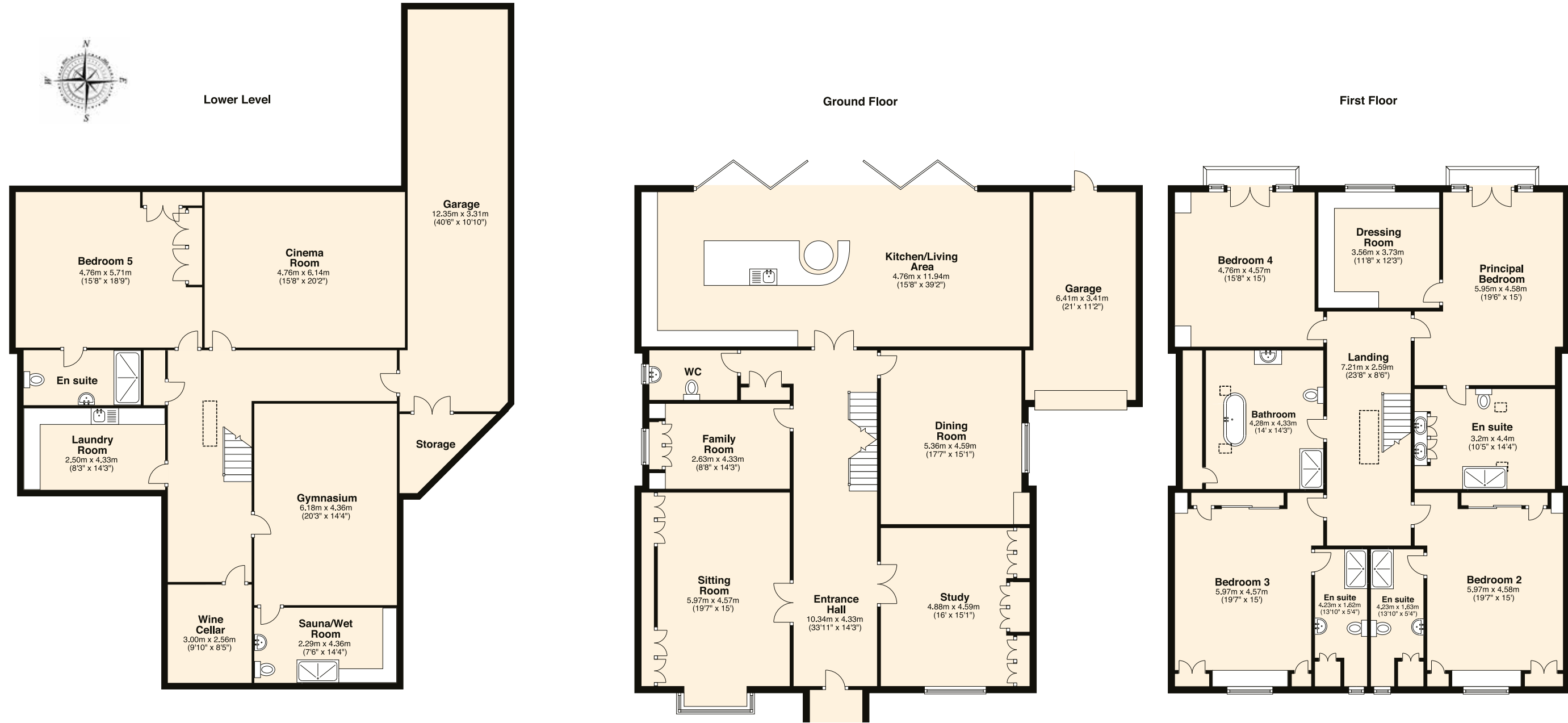


Finer Details

- Freehold
- Plot size approx .23 of an acre
- Constructed 2018
- Triple garage with car stacker
- Crestron technology
- Air source heating
- Mains electricity, water and sewage
- Rutland County Council, tax band G,
- £3,644.87 (2021/22)
- EPC rating C

Lower Level approx. 192.4 sq. metres (2070.4 sq. feet)
 Ground Floor: approx. 202.8 sq. metres (2183.1 sq. feet)
 First Floor: approx. 179.4 sq. metres (1931.6 sq. feet)
 Total area: approx. 574.6 sq. metres (6185.1 sq. feet)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 80 C | 82 B |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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