



FIELD HOUSE

— OAKHAM —



On the fringe of the market town of Oakham discover blissful country living at Field House.

Behind a long-established stone wall, solid oak gates open to a sweeping gravel driveway leading the eye to Field House, which is set back from the road in a spacious and private one acre plot with ample parking and wrapped up in verdant gardens with mature planting.

Field House underwent an architect-led total renovation in 2014 and now showcases the best of 21st century specification with natural light and thermal efficiency in mind, cool in summer and cosy in winter.

WELCOME HOME

Park up on the drive or in the handsome, detached timber-framed garage, before making your way along the path bordered by fragrant planting to the front door, which opens to a porch with hanging space for coats and scarves.

Warmth emanates throughout the entrance hallway, with underfloor heating running throughout the ground floor.



FEAST YOUR EYES

Glazed double doors beckon you through into the open plan kitchen dining room. Cream cabinetry and drawers provide a profusion of storage, with quartz worktops adding a sophisticated feel and offering ample preparation space. Windows frame views out over the garden, with light flowing down from the skylight high above. Cook up a feast for friends,

with appliances including a large cream Aga, separate induction hob and cooker.

A sociable space for family and friends, with floor to ceiling windows and doors blurring the boundary between outdoors and in, the dining area is a natural hub.

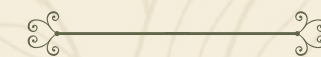




FAMILY TIME

Relax and unwind in the sitting room, a spacious area for all the family, where a log-burning stove radiates warmth and cosiness from within its elegant, arched redbrick surround. Windows look out to the garden, easily accessed via glazed doors to two sides.

Also to the ground floor, discover a guest cloakroom and a large laundry room with plenty of storage, plumbing for washer-dryer and a sink. A door from here provides access to the side of the home, making for swift entry and exit with muddy boots after an afternoon's gardening or walk.





LIGHT-FILLED LIVING

As you ascend the oak and glass staircase to the first floor, a tall window delivers light and views through. From the landing, the first of the bedrooms can be found on the left, a spacious double with views extending over the garden to two sides.

Across the landing a second double bedroom offers plenty of space for wardrobes and drawers, with views over the extensive front garden. Freshen up in the en suite, with wash basin, lavatory and shower.





SOAK AND SLEEP

Enjoy a soothing soak in the large family bathroom. Tiled in buff shades, this room features a generously-sized, walk-in wet room-style shower, a deep double ended bath, wall mounted wash basin, lavatory and a dual fuel heated towel radiator.

Blissful refuge awaits in the principal bedroom, where windows to two sides draw in light, with a full-length window overlooking the garden and countryside beyond. Served by its own private en suite with shower, wash basin and lavatory, this capacious suite provides a soothing sanctuary.



NATURE ABOUND

Outside, the secure gardens – rich in wildlife – envelope Field House. Mature hedging with established specimen trees, some planted in the 19th century, provide shelter and total privacy.

Relax and unwind on the large, south facing patio, accessible from numerous points within the home, perfect for entertaining in summertime. The extensive lawns are ideal for the games of children and scampering paws of your four-legged friends, with walks in abundance on the doorstep.



THE FINER DETAILS

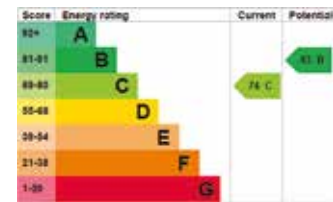
- Freehold
- Detached
- Originally built 1948, fully renovated 2014
- Conservation area
- Gas central heating
- Underfloor heating
- Mains electricity, water and sewage
- Plot approx. 1 acre
- Rutland County Council, tax band G
- EPC rating C

Ground Floor:
approx. 93.9 sq. metres
(1011.1 sq. feet)

First Floor:
approx. 86.1 sq. metres
(927.1 sq. feet)

Total:
approx. 180 sq. metres
(1516.9 sq. feet)

Outbuildings:
approx. 54.8 sq. metres
(589.8 sq. feet)



NEAR AND FAR

A special place to live, Rutland is home to beautiful countryside, historic villages and market towns to explore.

Rutland Water is close by, readily accessible from Field House. Here you can enjoy all the benefits of Rutland including trout fishing, sailing, internationally renowned bird watching, bike rides or longer walks (or runs).

Nestled on the edge of Oakham, dip in and out of the hustle and bustle to discover the town's array of independent boutiques, cafes and restaurants, alongside such attractions as Oakham Castle and Rutland County Museum, all just five minutes' walk from Field House. Visit the local market where renowned fishmonger, local bakery and greengrocer stand every Wednesday and Saturday. Here you can also visit exhibitions, antiques fairs and events at the Victoria Hall, while every third Saturday, pick up local artisanal produce

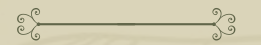
from the traditional farmers' market on Gaol Street. Rutland Farm Park, a small, working family farm open to the public, is on the doorstep. The fine historic market town Stamford is nearby with attractions which include Burghley House and Park.

Families are well provided for with highly rated schools close by, including Oakham C of E Primary and a range of secondary schools with easy day pupil access to Oakham, Uppingham and Stamford Schools.

Commute with convenience from nearby Oakham Railway Station, offering direct links to Stamford, Peterborough, Birmingham, Leicester and Stansted Airport. Onward links from Peterborough Station to London King's Cross make daily commuting a real possibility. With easy access to the A1, journeys north and south are a breeze.

LOCAL DISTANCES

- Uppingham 6 miles (12 minutes)
- Melton Mowbray 10 miles (22 minutes)
- Stamford 11 miles (19 minutes)
- Leicester 20 miles (45 minutes)
- Peterborough 25 miles (36 minutes)



Pelham James use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. No person in the employment of Pelham James has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor. Floor plan not to scale and for illustrative purposes only.



Field House, 30 Uppingham Road, Oakham, Rutland LE15 6JD



To view please call the team on
01572 497 070 | team@pelhamjames.co.uk | pelhamjames.co.uk

