Hurfords

The Range, Langham, Oakham Freehold £599,000

Key Features

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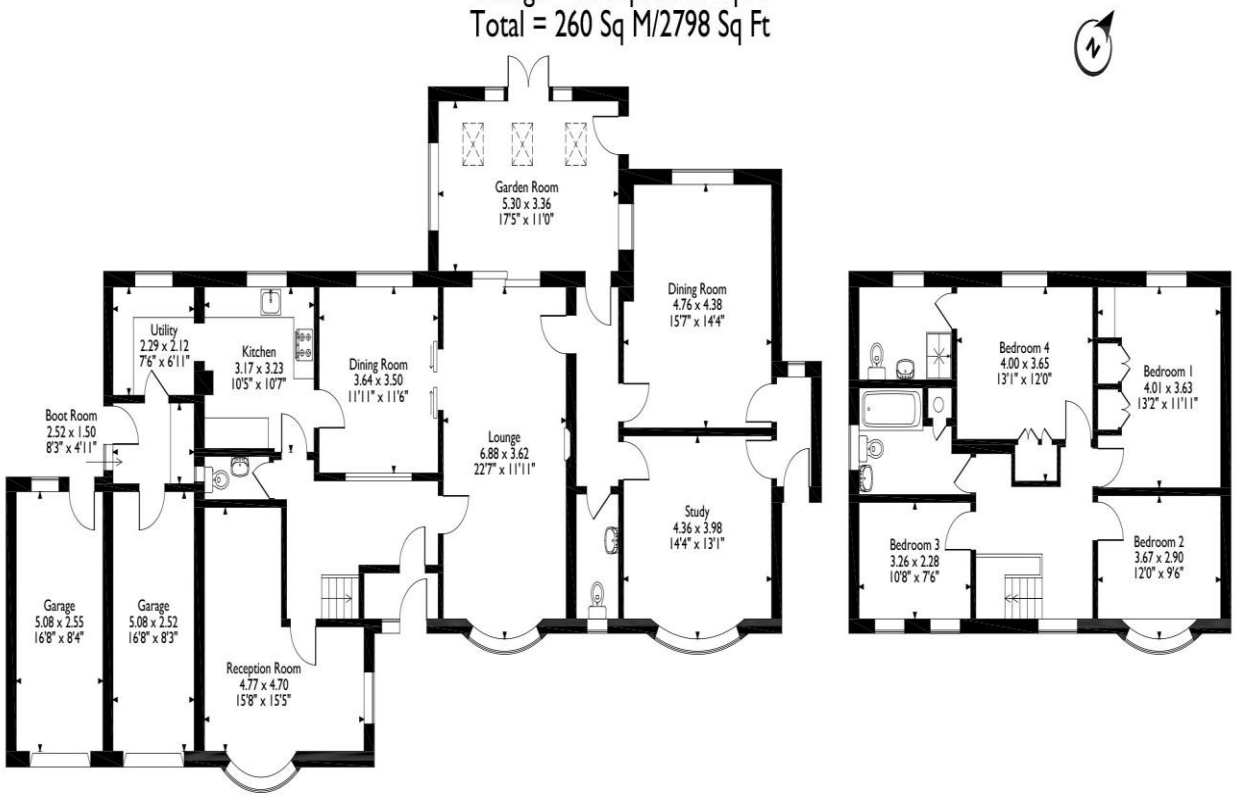
- Rare opportunity
- Village location
- Four bedrooms
- Annex
- Flexible living space

Set in the sought-after village of Langham, near Oakham, this impressive, detached home offers a rare opportunity to acquire a property that has not been on the market since it was built. Occupying a generous plot, this much-loved family home provides spacious and versatile accommodation, including a double garage.

The ground floor is notably generous, offering a variety of reception rooms ideal for both family living and entertaining. There is a large lounge, formal dining room, garden room to the rear, and an additional reception room providing flexibility for a variety of uses. The kitchen and utility room serve as the practical heart of the home, while the double garage provides convenient internal access.

A particularly unique feature of this property is the ground floor annex, thoughtfully designed to offer semi-independent space comprising two reception rooms and WC, perfect for multi-generational living, home working, or guest accommodation.

12, F K McMorran, The Range, Langham, Oakham
Approximate Gross Internal Area
Main House = 247 Sq M/2658 Sq Ft
Garage = 13 Sq M/140 Sq Ft
Total = 260 Sq M/2798 Sq Ft



Ground Floor **First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Upstairs, the first floor offers four well-proportioned bedrooms, including a principal bedroom with en suite bathroom, alongside a main family bathroom serving the remaining rooms.

Externally, the property benefits from a large rear garden, offering excellent privacy and exceptional potential for landscaping or extension (subject to consent).

Although the property offers scope for modernisation, it has clearly been a well-cared-for family home and provides an excellent foundation for buyers seeking to make their mark in one of Rutland's most desirable locations.

Agents Note: It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to timeframes for registration.

Selling your property?

Contact us to arrange a FREE home valuation.

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