



6 COLD OVERTON ROAD
LANGHAM



A HOME OF DISTINCTION

With its rural backdrop and ease of access to Oakham and Rutland Water, discover the comforts of new build living in the peace and tranquility of the countryside at No. 6 Cold Overton Road in Langham.

Completed in 2020 by Kaybee Developments Ltd as part of an exclusive trio of high-end homes, No. 6 Cold Overton Road is a beautifully crafted contemporary home of Lincolnshire stone, set beneath a Spanish slate roof with striking accents of silver-toned Siberian larch cladding. The result is a home of clean lines and natural textures, designed for modern family life and effortless entertaining.

A WARM WELCOME

A wide, light-filled reception hallway creates an immediate sense of space and calm, and opens into an impressive open-plan kitchen, dining and relaxed seating area - the natural heart of the home. Gloss cabinetry frames a suite of quality integrated appliances including twin Siemens ovens, induction hob, full-height fridge and freezer, and

dishwasher. A generous central island provides ample preparation space and room for sociable bar seating, while the dining and sitting areas are elevated by elegant, designer wallpaper from the 'Rediscovered by' range. Bifold doors connect seamlessly to the terrace, making indoor-outdoor living a pleasure during the warmer months.

A practical laundry room sits to the side of the kitchen, fitted with additional cabinetry, a sink, and plumbing for a washing machine and tumble dryer - practical, well considered, and tucked neatly away.



WORK, REST AND PLAY

The sitting room is a calm, beautifully finished space, with built-in bookcases and a stylish media wall, and bifold doors that draw you out once again to the south-facing garden.

Returning to the entrance hallway, a home office offers further built-in storage, shelving and desk, ideal for studying, home working or as a snug.

The final reception room on the ground floor is the light-filled family room with two windows overlooking the front of the home and featuring a semi-vaulted ceiling and built-in cabinetry and desk – a wonderfully flexible room.





MORE TO DISCOVER

There is also exciting scope for the future: the fully boarded loft spans the footprint of the house and, subject to planning, offers potential for conversion.

Over the double garage, a superb heated and lit room with Velux windows provides a valuable extra dimension - perfect as a creative studio, gym or office.



AND SO TO BED

Upstairs, an expansive landing is filled with natural light and leads to four excellent double bedrooms.

The rear-facing principal suite enjoys views across the garden and benefits from a bank of bespoke, built-in wardrobes and beautifully finished en suite shower room, illuminated by a roof lantern. The guest bedroom also enjoys its own decadent en suite and has built-in wardrobes flanking the entrance to the shower room. Sitting at the front of the home are the remaining two bedrooms, served by a stylish family bathroom, featuring a freestanding bathtub, rainfall shower and a floating dual-sink vanity unit.



A GARDEN FOR EVERYONE

Stepping outside, the south-facing rear garden is fully enclosed and has been thoughtfully designed to create year-round interest, with a rich herbaceous border and specimen trees such as silver birch and eucalyptus. A broad dining terrace creates a wonderful setting for al fresco entertaining while a charming bamboo garden to the side of the home makes for enchanting games of hide and seek!

A charming, pantile-topped wall to the front of the home curves around to a delightful potager garden, with beech hedging separating from the block-paved driveway ahead of the double garage.

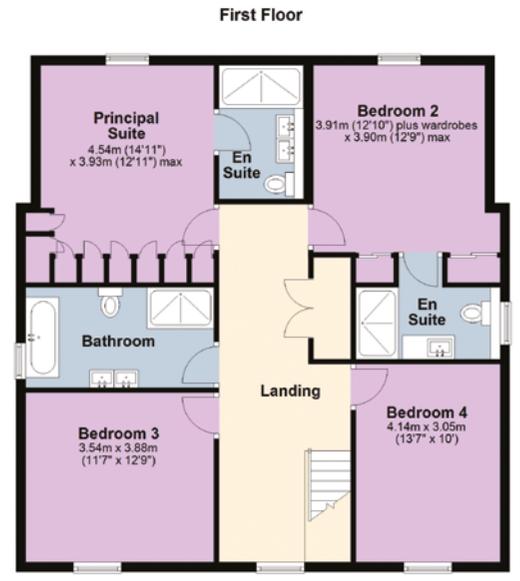
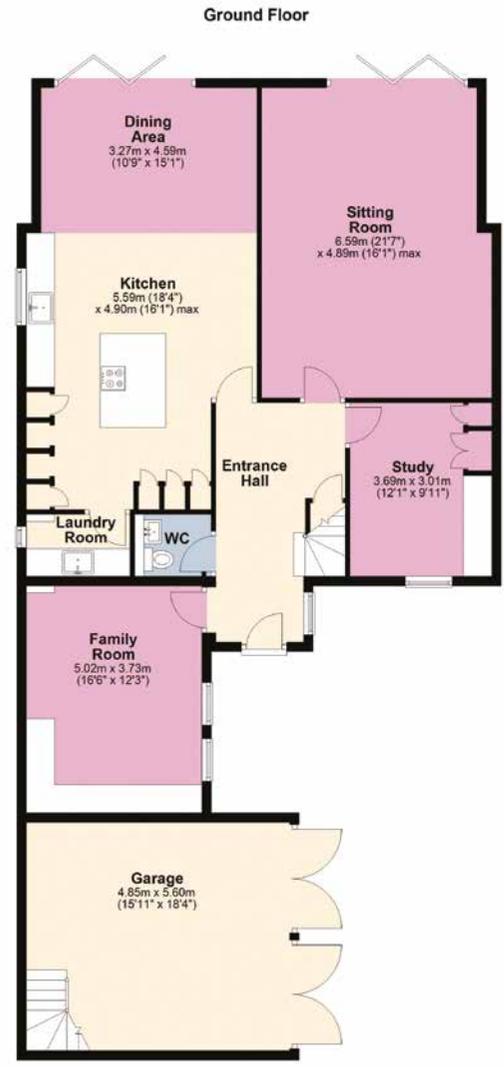


THE FINER DETAILS

Freehold
 Detached
 Constructed in 2020
 NHBC warranty in place until 2030
 Plot approx. 0.15 acre
 Air source heating

Underfloor heating to ground floor
 Mains electricity, water and sewage
 EV charging point
 External water supply
 Rutland County Council, tax band G
 EPC rating B

Ground Floor: approx. 123 sq. metres (1,324.3 sq. feet)
 First Floor: approx. 123.7 sq. metres (1,331 sq. feet)
 Total Home: approx. 246.7 sq. metres (2,655.4 sq. feet)
 Garages: approx. 27.2 sq. metres (292.3 sq. feet)



ON YOUR DOORSTEP

Perfectly poised on the cusp of Oakham with easy access into Melton Mowbray, it's easy to see why so many people fall in love with rural Langham.

Step outside and explore the locale, admiring the historic architecture, including St Peter and Paul Church, while opposite sits the village hall where you can sign up to a number of clubs and events. Langham is home to popular pub, The Wheatsheaf, ideal for a refreshing drink after a walk.

Commuting is convenient, nestled off the A606 connecting you to Oakham and Melton Mowbray. Trains from Oakham offer links to Stamford, Peterborough, Birmingham, Leicester and Stansted Airport. Onward links from Peterborough Station to London King's Cross make daily commuting possible.

Families are well provided for with highly rated schools close by, including the thriving village primary school, Oakham C of E Primary School and Catmose College. With independent schooling in mind, Brooke Priory, Oakham, Uppingham and Stamford Schools are all within striking distance.

LOCAL DISTANCES

- Oakham 2 miles (5 minutes)
- Uppingham 8 miles (15 minutes)
- Melton Mowbray 9 miles (17 minutes)
- Stamford 13 miles (21 minutes)
- Leicester 21 miles (44 minutes)

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