

COUNTRY  
EQUESTRIAN

LITTLE BURTON  
Burton Lazars



A substantial five bedroom family home, with stunning countryside views, breakfast kitchen with AGA, multiple reception rooms, indoor swimming pool, landscaped gardens and a double garage.





*Panoramically positioned*  
**FIVE BEDROOM LUXURIOUS HOME**

Built to the highest quality & having been lovingly kept to an immaculate standard. Designed with proportions only normally found in far larger country houses with features to include stone mullion windows & hand made galleried oak staircase. Large entrance hall with polished oak & flagged stone floor. A drawing room opens out into the sun room, dining room with proportions to take a 12 seater table, family room/snug.

Hand built breakfast kitchen with AGA & Corian island, walk in pantry, utility / laundry room, above ground cellar, cloakroom & separate WC, further downstairs WC & boot room, internally accessed double garage, ground floor bedroom suite. Large indoor pool with own changing room & shower room. Would suit the use of renewable heat source (quotes have been obtained). Could easily be converted into an annex or entertaining room / home office. South facing gardens & set within approx. 1.5 acres with water gardens. First floor with master bedroom suite to include dressing room & shower room, two further bedrooms both ensuite, nursery bedroom leading to large boarded attic room.





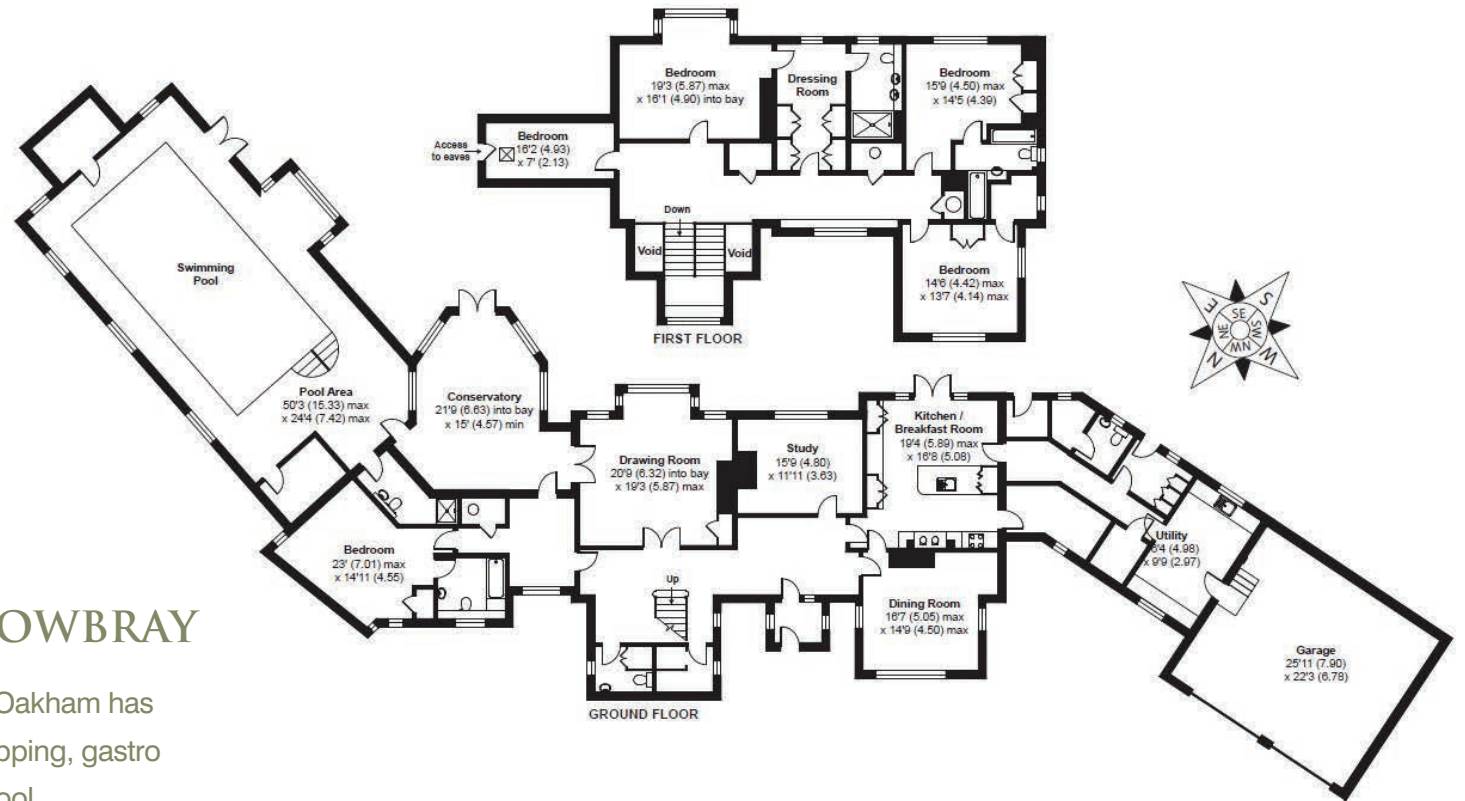




## Nearby market towns of OAKHAM AND MELTON MOWBRAY

Sitting on the Rutland border, the market town of Oakham has mainline trains to London, boutique designer shopping, gastro pubs and restaurants and a renowned public school.

Melton Mowbray is an English market town built on a strong tradition of farming and hunting. Renowned for its fine food, the Borough has become the centre of excellence for local food producers. Famous for its pork pies and Stilton Cheese, as well as its close proximity to excellent independent schools to include Oakham, Uppingham and Stamford. With good access to major road links (A1 and M1), East Midlands airport and the mainline train stations of either Grantham, Peterborough or Market Harborough, Melton Mowbray is extremely centrally located.



Market Place Oakham



High Street Melton Mowbray