



STONE HOUSE

MARKET OVERTON, RUTLAND





“... A SUBSTANTIAL, FOUR-BEDROOM VILLAGE HOME ...”

A substantial, four-bedroom village home with wonderfully flexible accommodation, sitting in a quiet position within this popular village with off-road parking, garaging and a sunny South-West facing garden.

Kitchen, Utility Room • Three Reception Rooms • Ground-Floor Ensuite Bedroom • Three First Floor Bedrooms • Two Further Ensuites • Double Garage, Off-Road Parking • South-West Facing Garden • Village Location • EER - C

Accommodation

Enter the property into a spacious, vaulted entrance hall that is filled with light. There is a herringbone parquet floor, stairs rising to the first-floor and access to the ground-floor accommodation. To your right, double doors open into the light and airy living room that has large windows to two elevations with views over the garden, a stone-built feature fireplace and an archway leading round to a study/snug area.

Straight ahead, another set of glazed double doors open into the sizable garden room. This room is glazed on all sides and offers ample space to accommodate both a dining and living area. An archway from the garden room flows into the kitchen that has a comprehensive range of floor-standing and wall-mounted units. There are integrated appliances to include an eye-level oven, AGA, dishwasher and sink with mixer tap over. A useful utility room sits just off the kitchen providing additional storage, a secondary sink, space and plumbing for white goods and for a tall fridge freezer and a door out to a small courtyard.

To the left of the entrance hall an archway gives way to a superb dining room, also with a beautiful parquet floor and ample space for a large dining set and additional furniture. The ground floor is completed by a ground-floor double bedroom complete with built-in wardrobes and an en-suite shower room.

Stairs rise to the first-floor galleried landing giving access to the bedroom and bathroom accommodation. The first-floor features three double bedrooms, all with built-in storage and bedroom one and two complemented by en-suite shower rooms.



Outside

Stone House has a superb rear garden sitting to the South-West side of the property enjoying the sun for the majority of the day. A patio sits just off the kitchen and garden room offering an ideal space for outdoor entertaining. A path then leads from the patio to the end of the garden where there is a detached double garage and ample off-road parking. The garage provides useful storage and an outside WC, ideal if you're working in the garden. The garden itself is mainly laid to lawn with an additional patio area to the rear end, an array of mature floral and shrub borders and is walled on all sides providing a great degree of privacy.

This wonderful village home is offered to the market with the agent's strongest recommendation for an internal inspection and must be viewed to be appreciated.

Location

Market Overton is a popular Rutland village located Northeast of Oakham and has a good range of local services including a village shop, public house, and doctors' surgery. It is within easy reach of the A1 thus providing good access to Peterborough, London, and the Northeast as well as the East Coast Mainline rail network.



“... A SUPERB REAR GARDEN SITTING
TO THE SOUTH-WEST SIDE, ENJOYING
THE SUN FOR THE MAJORITY OF THE
DAY ...”



Directional Note

Head out of Oakham on the Burley Road and cross over the roundabout onto the Oakham Road (B668). Continue on this road and head into the village of Cottesmore. Take the left-hand turn sign posted to Market Overton. Travel along this road until you reach the village of Market Overton. Bowling Green Lane is your first right-hand turn after entering the village. You will find Stone House on your left-hand side after passing "The Limes" on your right.

Services & Council Tax

The property is offered to the market with all mains services and gas-fired central heating. Council Tax Band G.

Tenure

Freehold



“... WONDERFULLY FLEXIBLE
ACCOMMODATION ...”



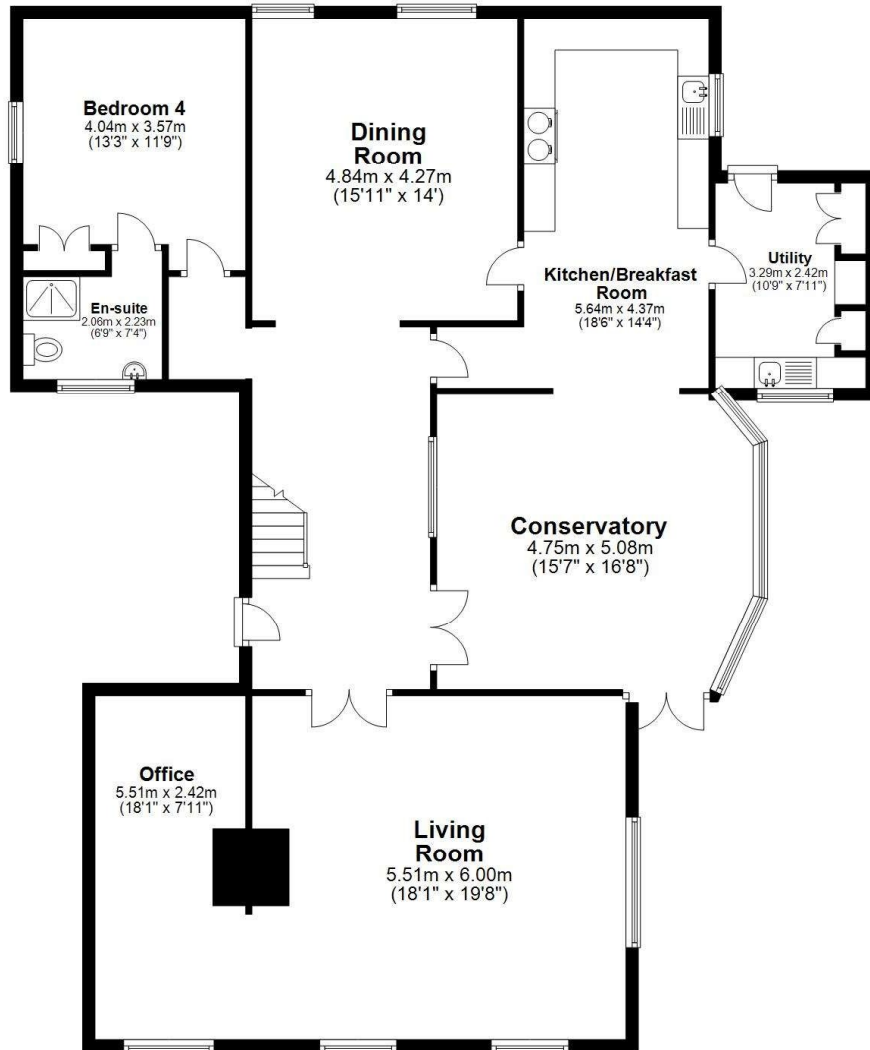
Stone House, 27 Bowling Green Lane, Market Overton, Oakham, Rutland LE15 7PH

House Total Approx. Gross Internal Floor Area excl. Garage = 2459.1 ft² / 228.5 m²

Measurements are approximate, not to scale, illustrative purposes only.

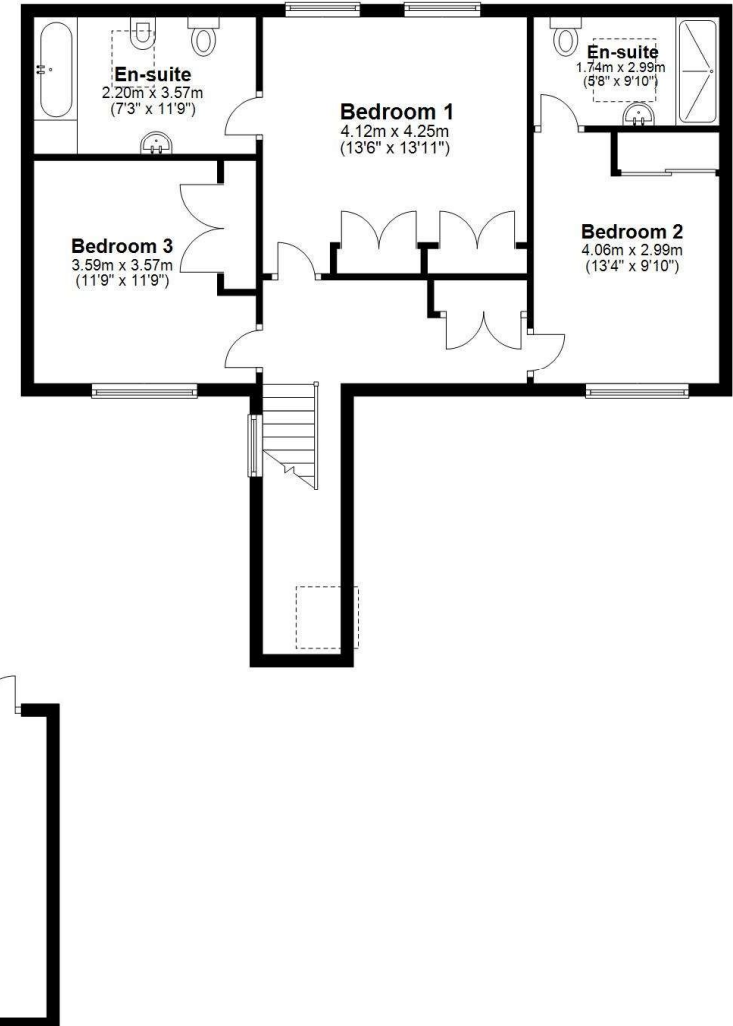
Ground Floor

Main area: approx. 158.1 sq. metres (1701.6 sq. feet)
Plus garages: approx. 26.6 sq. metres (286.4 sq. feet)



First Floor

Approx. 70.4 sq. metres (757.5 sq. feet)





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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 91 B |
| 69-80 | C | | |
| 55-68 | D | 73 C | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Important Notice

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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.