



 **SPREY** Hawkes Rest, Oakham
PROPERTY Asking Price of £715,000



 SPREY
PROPERTY



Enjoying this generous plot, bordering the sought-after Rutland Market Town of Oakham and surrounded by spectacular countryside views, set in approximately 1.5 acres of garden and grounds.

This versatile single-storey home boasts three spacious bedrooms, en-suite, and dressing room to the principal bedroom. A further bathroom with a walk-in shower, a family-sized living room with a multi-fuelled burner and views over the garden along, with the added benefit of solar panels.

The kitchen opens to the dining room, and to complete the accommodation is a great sized utility and separate w/c. There is also a substantial loft which has great potential and could provide further accommodation, STPP (subject to planning permission).

The property is approached via a gated drive which leads to the front aspect with an extensive parking area and double garage. Next to the garage is a log cabin which offers excellent space for a home office, studio, or gym.

The substantial garden is predominantly laid to lawn with a vegetable patch and greenhouse. Additionally, there is a small natural pond, woodland area, an orchard as well as a handful of outbuildings. Patio areas and an outside bar provide excellent space for alfresco dining and entertaining.





FREEHOLD

COUNCIL TAX: F

EPC: C

Water and Electric Connected







PORCH:

ENTRANCE HALL: 2.59m x 3.75m (8'6" x 12'3")

LIVING ROOM: 7.34m x 4.92m (24'1" x 16'2")

KITCHEN: 3.60m x 4.37m (11'10" x 14'4")

DINING ROOM: 3.60m x 2.88m (11'10" x 9'6")

UTILITY ROOM: 3.45m x 3.16m (11'4" x 10'4")

W/C:

REAR PORCH:

BEDROOM ONE: 3.53m x 4.75m (11'7" x 15'7")

EN-SUITE:

BEDROOM TWO: 3.62m x 2.82m (11'11" x 9'3")

BEDROOM THREE: 2.51m x 3.23m (8'3" x 10'7")

SHOWER ROOM:

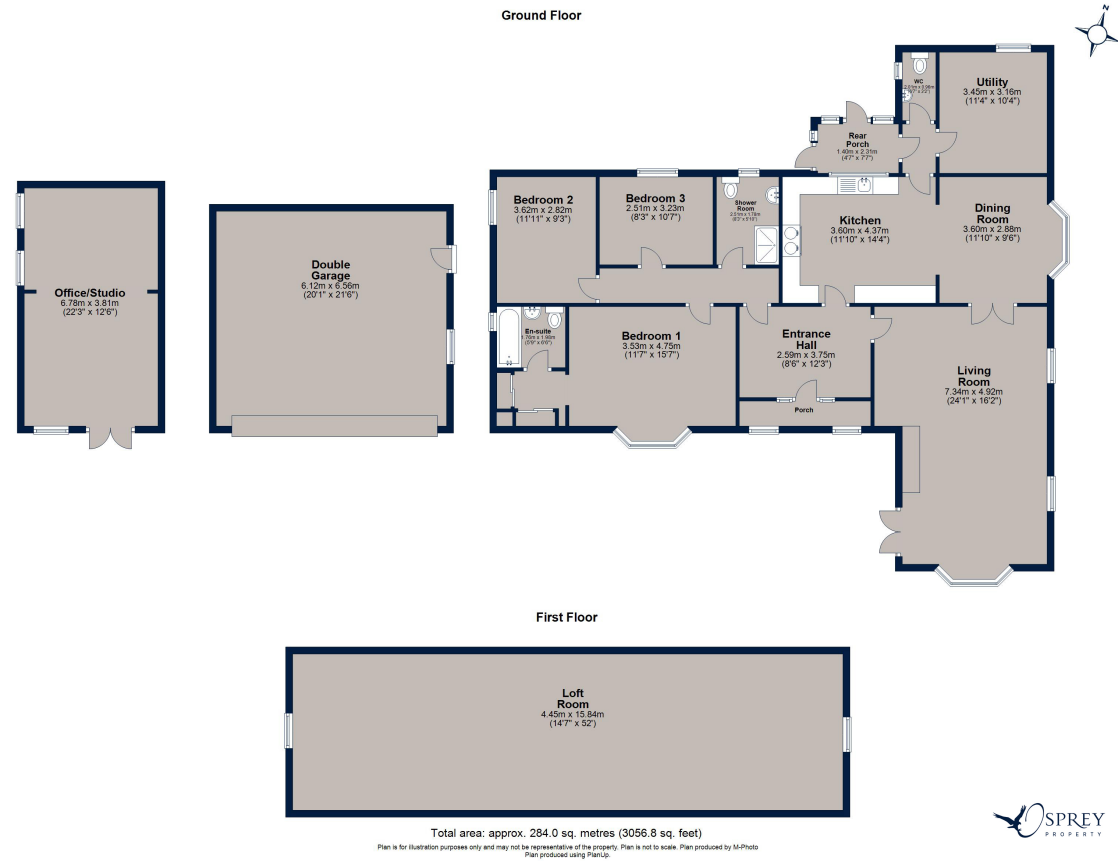
DOUBLE GARAGE: 6.12m x 6.56m (20'11" x 21'6")

OFFICE/STUDIO: 6.78m x 3.81m (22'3" x 12'6")

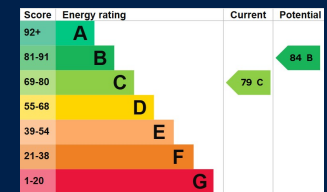




Hawkes Rest, Cold Overton Road, Oakham



Oakham is a highly popular market town, offering a range of amenities and services including restaurants, shops, bars, doctor's surgery, hospital and both primary/secondary schooling. There is a bus station providing regular services around the town and through to neighbouring villages and towns, as well as a train station with direct links to further towns and cities.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements