




Riverbanks

17 Mill Lane, Caldecott, Market Harborough, Rutland

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A modern family home with 6 bedrooms, stabling, paddocks and a tennis court

A family home in a stunning 'edge of village' position overlooking the Eye Brook with a tennis court, stables and over 3 acres of garden and paddocks.



5 RECEPTION ROOMS



6 BEDROOMS



4 BATHROOMS



DOUBLE GARAGE



3.3 ACRES



FREEHOLD



VILLAGE



3,692 SQ FT



**GUIDE PRICE
£950,000**



The property

This generous, comfortable village home provides flexible living in a picturesque setting. The property offers five ground-floor reception rooms, including the triple aspect sitting room with its bay window and large, imposing brick-built fireplace. There is also a formal dining room, a home office, a smaller second sitting room and a light, airy games room with a ceiling lantern skylight overhead and sliding glass doors opening onto the tennis court. Also, on the ground level, the 24ft kitchen features English oak fitted units with light granite work surfaces. It is well-equipped with a range oven, integrated fridge/freezer microwave, steam oven, dishwasher and a Quooker boiling water tap.

In the welcoming entrance hall, the sweeping staircase leads to a galleried first-floor landing, off which there are five double bedrooms. These include a generous principal bedroom with built-in storage and an en suite bathroom as well as bedroom 2 which has a modern en suite bathroom with a walk-in shower, basin and wc. There is also a family bathroom.

An additional bedroom can be found on the ground floor with an en suite shower room.

Outside

The house occupies an idyllic riverside setting on the edge of the village, with open fields beyond. At the front of the house, the paved driveway provides plenty of parking space and access to the detached double garage. The sunny southwest-facing garden to the rear includes an artificial turf tennis court with chain-link fence and hedgerow borders, a large terrace area for al fresco dining and a beautiful lawn leading directly to the riverbank. The garden also features a timber-framed stabling block with two stables. A footbridge across the river offers access to the meadows, paddocks and woodland. The fields have drinking troughs with a water pump system providing water from the Eye Brook.







Location

The small and picturesque village of Caldecott is surrounded by rolling Rutland countryside. The village has a local pub, The plough Inn, and a parish church, while neighbouring Great Easton offers several local amenities, including a village store and pub, with Bringhurst Primary School found just outside the village. Further schooling, both private and state, can be found at Uppingham, Oakham, Stamford and Corby.

The nearby towns which offer various facilities are Corby, which has an Olympic sized swimming pool and a tennis centre which includes 8 indoor courts, Market Harborough, Uppingham, Oakham and Leicester. The nearest mainline station is in Corby with trains in around an hour and a quarter to London St. Pancras International. The area is well-connected to the network of A-roads with the A47 just 5 miles away and the A1 16 miles away.



Distances

- Corby 3.5 miles
- Uppingham 4.2 miles
- Kettering 9.5 miles
- Oakham 10 miles
- Market Harborough 11.6 miles
- Leicester 23 miles

Nearby Stations

- Corby 4.3 miles
- Oakham 10.9 miles
- Market Harborough 11.6 miles
- Peterborough 24.4 miles

Key Locations

- Eyebrook Reservoir (Walks)
- Uppingham (Market Town and Schools)
- Rutland Water (Walking and Watersports)
- Hambleton Hall (Hotel and Restaurant)
- Burghley House (Historic House)

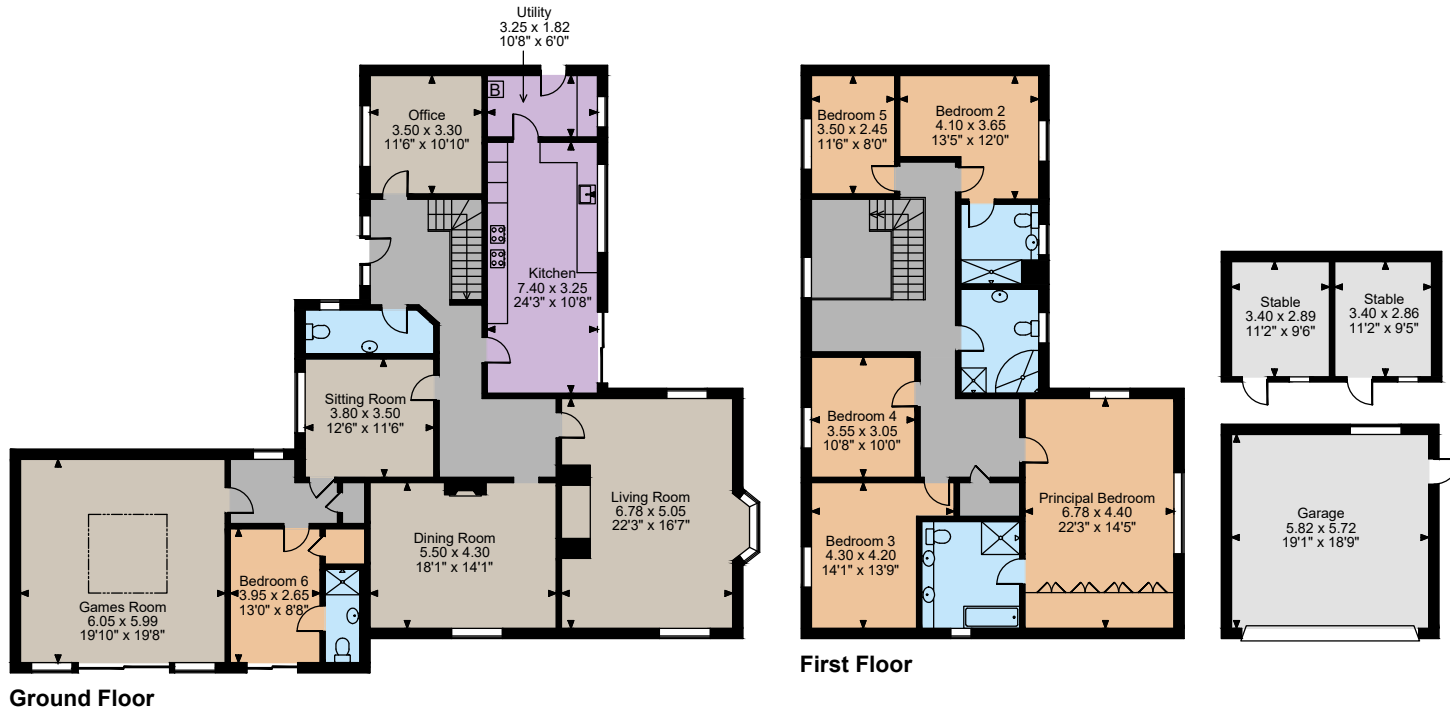
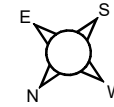
Nearby Schools

- Bringhurst Primary School
- Brooke Priors
- Spratton Hall
- Witham Hall
- Uppingham School
- Oakham School
- Oundle School
- Stamford School
- Uppingham Community College
- Catmose College









The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

House internal area 3,692 sq ft (343 sq m)

Garage internal area 355 sq ft (33 sq m)

Outbuilding area 215 sq ft (20 sq m)

Total internal area 4,262 sq ft (396 sq m)

For identification purposes only.

Directions

LE16 8RU

///what3words: candle.overlaid.about - brings you to the front gate

General

Local Authority: Rutland County Council

Tel: 01572 722 577

Services: Mains electricity, gas, water and drainage with the addition of photovoltaic panels.

Broadband: Ultrafast broadband is available

Mobile coverage: Information can be found here <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

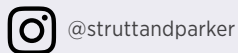
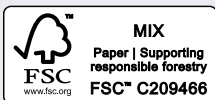
Council Tax: Band G

EPC Rating: C

Fixtures and Fittings: As per contract

Wayleaves and easements: The property is sold subject to any wayleaves or easements whether mentioned in these particulars or not.

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