




Sycamore House

Thorpe Gardens, Whissendine, Oakham, Rutland

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

An attractive detached home with five bedrooms, stylish fittings and décor, and sunny south-facing gardens

An impressive detached family home, set in a peaceful residential cul-de-sac in the sought-after village of Whissendine. The property provides beautifully presented, flexible living space including five reception rooms, with neutral décor and refined, elegant fittings and styling throughout. Outside there is an attractive garden in view of the splendid, historic Whissendine Windmill.



5 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



DOUBLE GARAGE



GARDEN WITH HOME OFFICE



FREEHOLD



VILLAGE



2,376 SQ FT



**GUIDE PRICE
£1,050,000**



The property

Sycamore House is a handsome detached family home with well-proportioned reception rooms and attractive styling throughout. The ground floor features a welcoming reception hall with wooden flooring and double doors leading to the main ground-floor reception rooms. These include the spacious drawing room with a stone fireplace and French doors opening onto the south-facing rear garden. The ground floor also has a formal dining room with French doors to the garden, plus a useful study for home working and a family room in which to relax.

The heart of the home is the social, open-plan 'living' kitchen with an extension incorporating a dining and seating area. The latter has an impressive vaulted ceiling with skylights overhead and dual aspect bi-fold doors opening onto the garden and terrace beyond and welcoming in plenty of natural light. There is tiled flooring in the sitting room and running through the squared arch opening into the bespoke kitchen, which features shaker-style units, a central island with a breakfast bar, a stainless steel range cooker and space

for all the necessary appliances, including an American-style fridge/freezer. The adjoining utility room provides further space for appliances and home storage.

Upstairs there are four double bedrooms, and a fifth bedroom which is currently employed as a dressing room with built-in storage. All of the bedrooms benefit from fitted wardrobes, including the principal bedroom, which also has an en suite shower room with dual washbasins and a walk-in shower with a rainfall shower head. One further bedroom is en suite, while the first floor also has a family bathroom with an over-bath shower. Both the principal bedroom and bedroom two benefit from air-conditioning and this filters around the first floor.







Outside

The house is situated at the end of a peaceful residential cul-de-sac with a block-paved driveway providing plenty of parking space at the front, as well as access to the detached double garage for further parking. The front garden has paved terracing and well-kept laurel border hedgerows. Privet hedging runs the width of the house and a lavender border beside the path leads to the front door.

The rear garden, accessed via the west side of the house, is both private and south-facing. A paved terrace runs the width of the house and links up with a fully integrated outside kitchen and barbecue shelter to the western side. To the other end of the garden, and in a superb position to take in the evening sun, is a home office providing an ideal space for uninterrupted home working. The room is currently used as a summer house and entertaining space, with a bar and seating. Bi-fold doors to the front open onto a decked terrace area.

Location

The property is set in the popular village of Whissendine, surrounded by rolling Rutland countryside and four miles from the bustling county town of Oakham. The village offers various everyday facilities, including a local shop, a parish church a village hall and a highly rated primary school. In addition, there is a thriving pub within the village, the White Lion Inn, which offers fine dining and has eight bedrooms. Four miles away, the historic market town of Oakham offers an excellent selection of shops, restaurants, cafés and local amenities.

For leisure, the beautiful Rutland Water is nearby, offering plenty of outdoor activities, from walking, cycling and wildlife spotting around the reservoir, to sailing, watersports and fishing on it. Oakham is well connected for transport, with its mainline station offering services to London via Peterborough, and the A1 and M1 both within easy reach. Melton Mowbray is just over six miles to the northwest, providing easy access to further amenities, while the city of Leicester is 20 miles to the west.



Distances

- Oakham 4.3 miles
- Melton Mowbray 6 miles
- Uppingham 11 miles
- Stamford 15 miles
- Leicester 20 miles
- A1 8.7 miles

Nearby Stations

- Oakham 4.4 miles
- Melton Mowbray 5.9 miles
- Syston 15.8 miles
- Stamford 17 miles

Key Locations

- Rutland Water
- Burrough Hill Iron Age Fort
- Burghley House
- National Space Centre
- Leicester (University city)

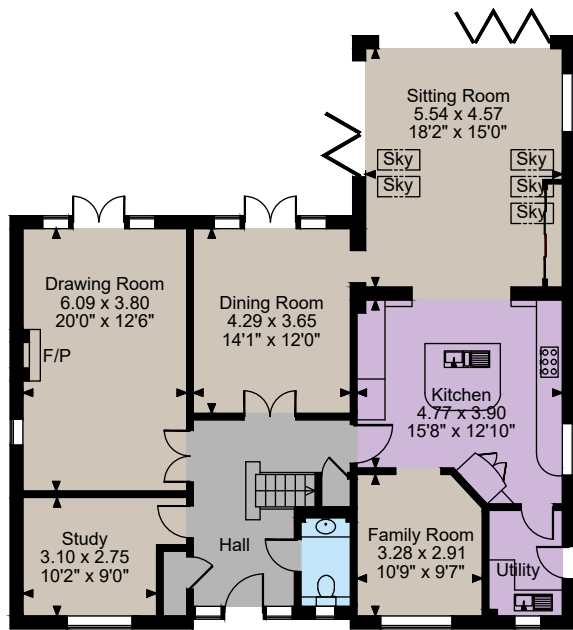
Nearby Schools

- Whissendine Church of England Primary School
- Langham CofE (Controlled) Primary School
- St Peter's Church of England Primary School Wymondham
- Harington School
- Somerby Primary School
- Catmose College
- Brooke Priory School
- Oakham School
- Uppingham School
- Stamford School

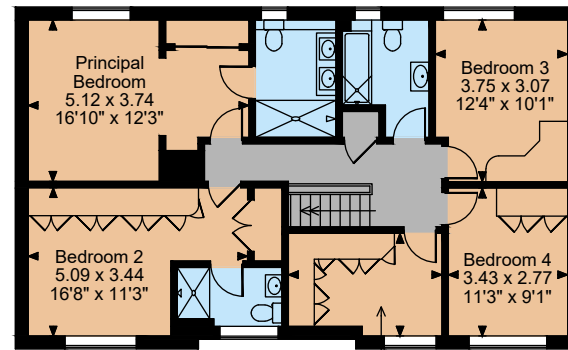






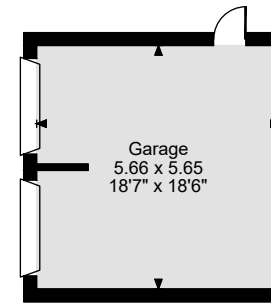
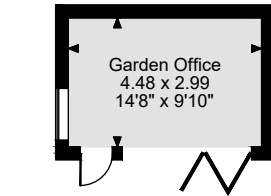
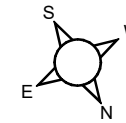


Ground Floor



First Floor

Bedroom 5
3.56 x 2.38
11'8" x 7'10"
(Maximum)



Floorplans

House internal area: 2,376 sq ft (221 sq m)
Garage internal area: 344 sq ft (32 sq m)
Home office internal area: 144 sq ft (13 sq m)
Total internal area: 2,864 sq ft (266 sq m)
For identification purposes only.

Directions

Post Code: LE15 7FE
///what3words: seemingly.gobblers.retrain takes you to the front door

General

Local Authority: Rutland County Council
Tel: 01572 722577

Services: Mains water, electricity, gas and drainage are connected. Gas fired central heating.

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

Council Tax: Band G

EPC Rating: C

Fixtures and Fittings: As per contract

Wayleaves and easements: A right of way exists for the adjacent property, The Windmill, to access the rear of an outbuilding for maintenance purposes. However, the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

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

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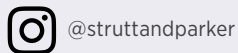
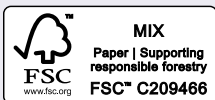
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