



7 MAIN STREET
MARKET OVERTON, OAKHAM, RUTLAND



KING WEST





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An impressive, five-bedroomed, modern, home with versatile living space laid across three floors, set in delightfully landscaped, southern-facing gardens with a spacious, private driveway and double garage, located in the sought-after village of Market Overton.

7 Main Street

Market Overton, Oakham, Rutland, LE15 7PL

Oakham 7 miles, Stamford 13 miles, Melton Mowbray 10 miles, Grantham 16 miles (HST London Kings Cross), Peterborough 26 miles (HST London Kings Cross), Leicester 26 miles (HST London St Pancras), East Midlands Airport 33 miles.

(All distances and times are approximate)

- Flexible living accommodation over three floors
- Modern home built to an exceptional standard
- Open plan kitchen-dining-living room with garden access
- Ground floor utility, cinema room, study, snug, WC, and coat closet
- Principal suite with ensuite bathroom and dressing room
- 2 ensuite double bedrooms & 2 double bedrooms with a Jack & Jill bathroom
- 2 generous rooms to the second floor, ideal for a gym or studio
- Approved planning permission for 2 bathrooms to the second floor
- Double garage with games room/office above, gardener WC and woodstore
- Large, gated driveway and beautifully landscaped, south-facing gardens

7 Main Street is an impressive, stone-built home with flexible living accommodation laid across three floors.

Situation

7 Main Street is situated in the attractive Rutland village of Market Overton. The village has a public house, church, post office, shop, GP Surgery, Bowls Club and Cricket Club and is surrounded by rolling, open countryside.

The market towns of Oakham and Stamford are a short distance away and provide excellent everyday shopping facilities. More extensive commercial facilities are available in the regional centres of Leicester, Nottingham, Peterborough and Grantham.

There is good access to the A1, M1 the East Midlands Airport and high-speed trains to London.

Schooling in the area is excellent with renowned schools such as Oakham, Uppingham, Stamford and Oundle.

Leisure facilities are also well catered for with Rutland Water providing a range of water sports including sailing and fishing. Golf is available at Luffenham Heath and Greetham and there are a wide variety of country pursuits to be followed in the County.

Description

7 Main Street is an impressive, stone-built home with flexible living accommodation laid across three floors.

On entering the property, the front door is flanked by a ground floor WC and walk-in coat closet. Beautiful oak flooring draws you into a vast entrance hall with a bespoke staircase rising to the first floor. To the rear of the property is a stunning, light and bright, kitchen-dining-living room with three sets of French doors framing beautiful garden views and opening onto the dining terrace, creating an ideal space for entertaining.

The kitchen has a Deluxe AGA boasting twin hotplates, a four-ring gas hob, and four ovens. The large island, with composite marble surface, provides ample preparation space, twin inset sinks and bar seating, whilst extensive cabinetry offers generous storage throughout. To complete the kitchen is an integrated dishwasher and space for an American-style fridge-freezer. There is also a separate utility room with further cabinetry, side door access to the garden, and plumbing for a washing machine.

Oak parquet flooring flows between the dining area and living area where an open fireplace, with stone hearth, creates a charming focal point.

Also to the ground floor are three additional reception areas offering versatile living options, dependant upon requirements. The rooms are currently set out as a cinema room, office and gym.

To the first floor is a stunning Principal suite with four-piece ensuite and beautiful dressing room with picture windows overlooking the garden.

Two double bedrooms, one with built-in wardrobes, enjoy ensuite shower rooms, whilst a further two double bedrooms share a Jack & Jill bathroom.

The bespoke staircase continues to rise to the second floor where a galleried landing, with built-in storage, leads to two further rooms with multi-functional options, currently additional bedrooms.

Presently a spacious five-bedroomed property, there is planning permission granted to create two bathrooms to the second floor, transforming the space into two double ensembles, and thus, a seven-bedroomed home.

Outside

From the characterful stone wall to the front, a gate opens onto a generous driveway of block paving and gravel, and flower beds brimming with lavender and hydrangea line the front of the property. To the west is a detached, stone, double garage with electric door. A useful gardener's WC and woodstore are to the side of the garage whilst an external staircase leads to a multi-functional space currently utilised as a games room.

Moving to the rear, south-facing garden from either side of the property's gated access, 7 Main Street has a generous side return to the east that is laid to lawn. The lawn then stretches up beyond the dining terrace and is bordered by an array of mature shrubs and trees. The dining terrace extends the whole of the width of the home and is perfect for outdoor entertaining. Steps rising to the lawn from the patio are bordered by swathes of lavender. Fully enclosed, the garden is also exceptionally private and secure.





General Remarks

Council Tax

Band: G

Directions

From Stamford take the A1 north exiting at Stretton then follow the signs to Thistleton, turning left at the sign to Market Overton. On entering the village turn left at the Black Bull Inn onto Main Street. Continue along Main Street and Number Seven is on the right-hand side, set back from the road behind a stone and pantile wall, before the road forks at the village green (Village Stocks).

Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as curtains, light fittings and garden ornaments, are specifically excluded but may be available by separate negotiation.

Services

Mains water, electricity, gas and drainage are connected. Gas central heating. None of the services have been tested by the agents.

Planning Permission

A full planning application was made to Rutland County Council to create two bathrooms to the second floor, under planning reference 22/01986/DECFP.

Statutory Authority

Rutland County Council: 01572 722577

Tenure

Freehold

Viewing

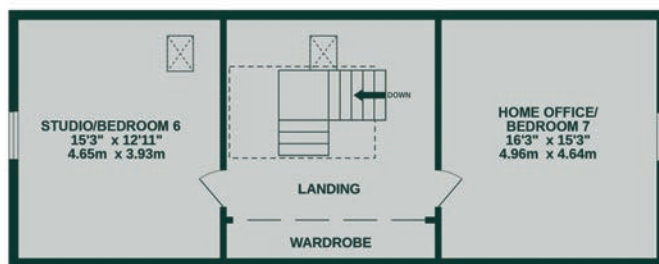
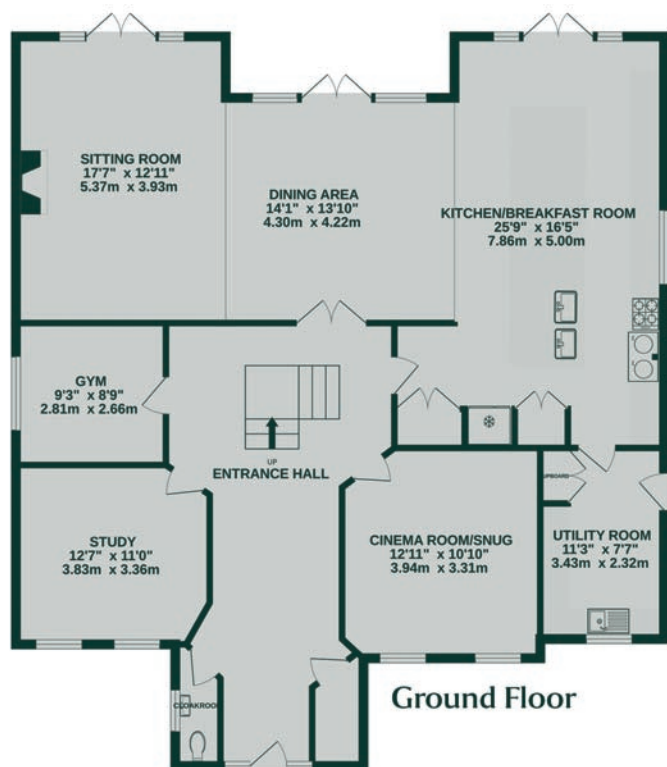
The property may only be inspected by prior arrangement through King West

What Three Words

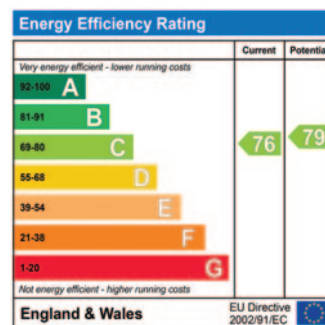
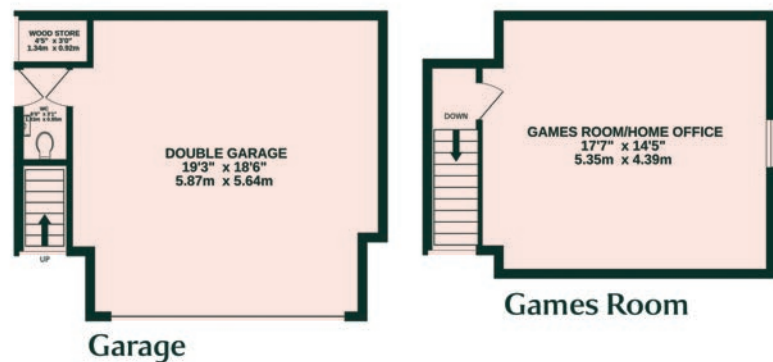
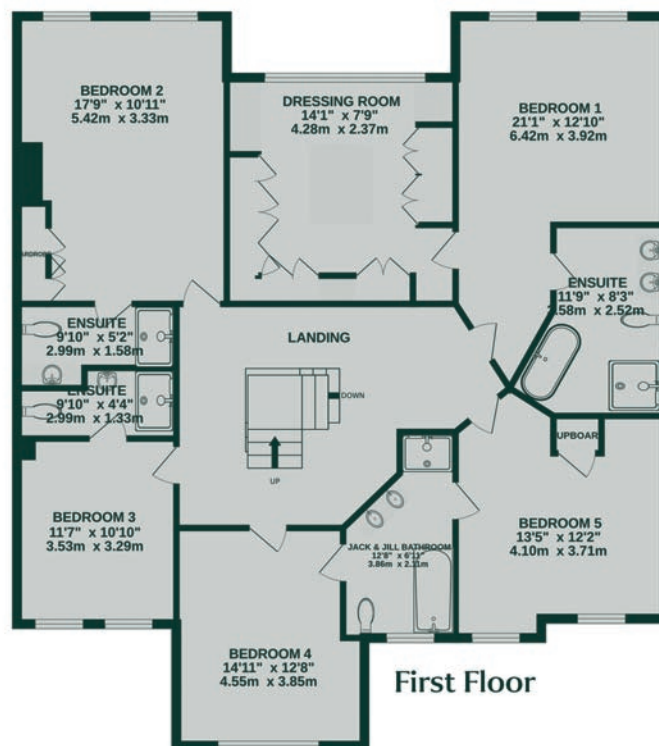
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Floorplans

Total Floor Area: 4359 sq.ft. (405.0 sq.m.) approx



Second Floor



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