



BRITISH
PROPERTY
AWARDS
2018



GOLD WINNER

ESTATE AGENT
IN STAMFORD



nest
ESTATES



Home Court, Empingham

Oakham, LE15 8NY

£1,575,000

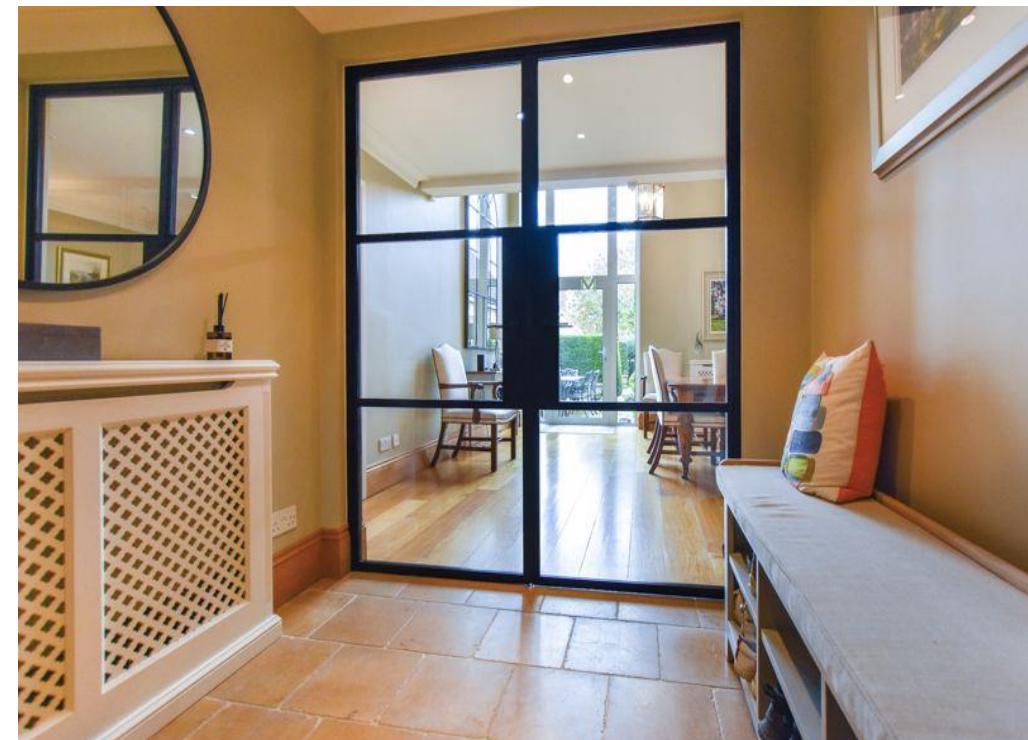
SUMMARY

- 4900 Sq Ft - Executive Detached Family Home
- Four Double Bedrooms & Four En Suites
- Pantry & Downstairs WC
- Kitchen Breakfast Room
- Dining Hall, Living Room, Study & Garden Room
- Double Garage & Extensive Parking
- Immaculate Established Gardens
- Sought After Rutland Village Location









Cricket House is a detached executive family home built within a development of three individually designed properties, constructed using a mixture of red brick and local stone.

Set in a private elevated position the gardens surround the house and then property borders a local cricket and bowling club. Cricket House, built in 2001 has an impressive interior which features elegant reception rooms with large windows that fill the house with natural light and make the most of the stunning garden views.

Fitted to exacting standards this property has features including a stylish hand crafted oak Kitchen, quartz worktop, oak flooring and doors, a striking Garden Room, Dining Hall with Galleried Landing and four Double Bedrooms all with En Suites. The property has immaculate Gardens divided into several styles each capturing it's own sense of occasion.

With it's peaceful village setting and immaculate interior, Cricket House is a unique, welcoming and stylish family home in an excellent Rutland location.

Main House = 4137 Sq Ft / 384 Sqm

Garage = 450 Sq Ft / 42 Sqm

Outbuilding = 313 Sq Ft / 21Sqm

Total = 4900 Sq Ft / 447 Sqm

Empingham is a beautiful Rutland village with many amenities, such as; The White Horse public house, Primary School, Doctors Surgery, Village Convenience Store, The nearby town of Stamford is less than 5 miles away...

The historic market town of Stamford with many shops, garden centres, churches, public houses and hotels to be found, along with indoor swimming pool, leisure centre and good medical facilities. Other recreational amenities in the area include several golf courses, Burghley House and Rutland Water between Stamford and Oakham for fishing, sailing and other pursuits. Not only benefiting from excellent primary & secondary schools near by, education in the town is exceptional, provided by the renowned Stamford Endowed Schools. Additional state and independent schooling can be found in nearby market town Oakham. High speed trains from Peterborough (only 15 miles away) to London Kings Cross take approximately 46 minutes; ideal for the commuter. The A1 road is only 5 miles away.

Tenure: **Freehold**

EPC Rating: **C**

Council Tax Band: **G**

Local Authority: **Rutland County Council**

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