



WALNUT CLOSE
BISBROOKE, RUTLAND

JAMES
SELICKS



“... SPACIOUS THREE/FOUR-BEDROOM BUNGALOW ...”

A deceptively spacious three/four-bedroom bungalow with a double garage, stables and outbuildings, set within a generous south-facing plot of just over an acre and enjoying beautiful countryside views, situated on the edge of the village of Bisbrooke.

Breakfast Kitchen • Four Reception Rooms • Utility Room • Three/Four Bedrooms • Two Bath/Shower Rooms • Plot of Just Over an Acre • Off-Road Parking, Double Garage • Outbuildings/Stables • Countryside Views • Edge of Village Location

Living & Entertaining Space

Enter the property via a spacious porch leading into a central hallway which provides access to the main accommodation. The hallway features a vaulted ceiling with an exposed beam and a Velux window, creating a bright and welcoming first impression.

The kitchen is fitted with a range of shaker-style units and features exposed beams, a breakfast bar, space for a range-style cooker and a useful pantry with additional storage and room for white goods. A rear hallway leads to an external door opening onto the garden and a large utility room with further fitted storage and ample space for laundry appliances. Beyond is a study with built-in wardrobes, which could also be used as a fourth bedroom.

The main reception space is a particularly impressive open-plan living and entertaining area, naturally divided into four distinct sections while retaining an open feel throughout. The principal sitting area is centred around a feature fireplace, while two further seating areas and a dining area provide flexibility for both everyday living and entertaining, one of which also benefits from a second fireplace. Large picture windows and glazed doors flood the space with natural light, provide direct access to the gardens and terrace, and enjoy far-reaching views across the surrounding countryside.



Bedrooms & Bathrooms

The bedroom accommodation is located on the eastern side of the property. The principal bedroom is accessed from the main hallway and benefits from extensive built-in storage and a dressing area. Adjacent is both a bathroom and a versatile leisure room fitted with a sauna, walk-in shower and space for a bed or treatment area.

Two further double bedrooms are accessed via an inner hallway from the reception space, both with built-in storage and served by a shower room. The rear bedroom enjoys particularly attractive views across the gardens and countryside beyond, with sliding doors opening onto a balcony.

Outside

Externally, the property occupies a generous plot of just over an acre with a southerly aspect and countryside views. To the front, a private driveway provides ample off-road parking and access to the double garage.

The gardens and grounds have been thoughtfully landscaped to make the most of the setting. A large paved terrace provides an excellent space for outdoor dining and entertaining overlooking expansive lawns, mature trees, established shrubs and well-stocked borders. A water feature flows down to an ornamental pond, creating an attractive focal point within the grounds. Beyond the formal gardens are three substantial red-brick outbuildings/stables, providing useful storage and a range of potential uses.

“... GENEROUS PLOT OF JUST OVER
AN ACRE WITH A SOUTHERLY
ASPECT ...”



Location

Bisbrooke is a small hamlet, a mile or so from the ever-popular village of Lyddington and a 20-minute walk across glorious open countryside into the market town of Uppingham with its excellent schools and shops. Situated close to the A47, Bisbrooke is well located for Leicester, Peterborough, Corby, and Kettering. These 4 centres all have mainline train services and the ability of reaching London within the hour.

Services & Council Tax

The property is offered to the market with all mains services and gas-fired central heating.

Rutland County Council – Tax Band F

Tenure

Freehold

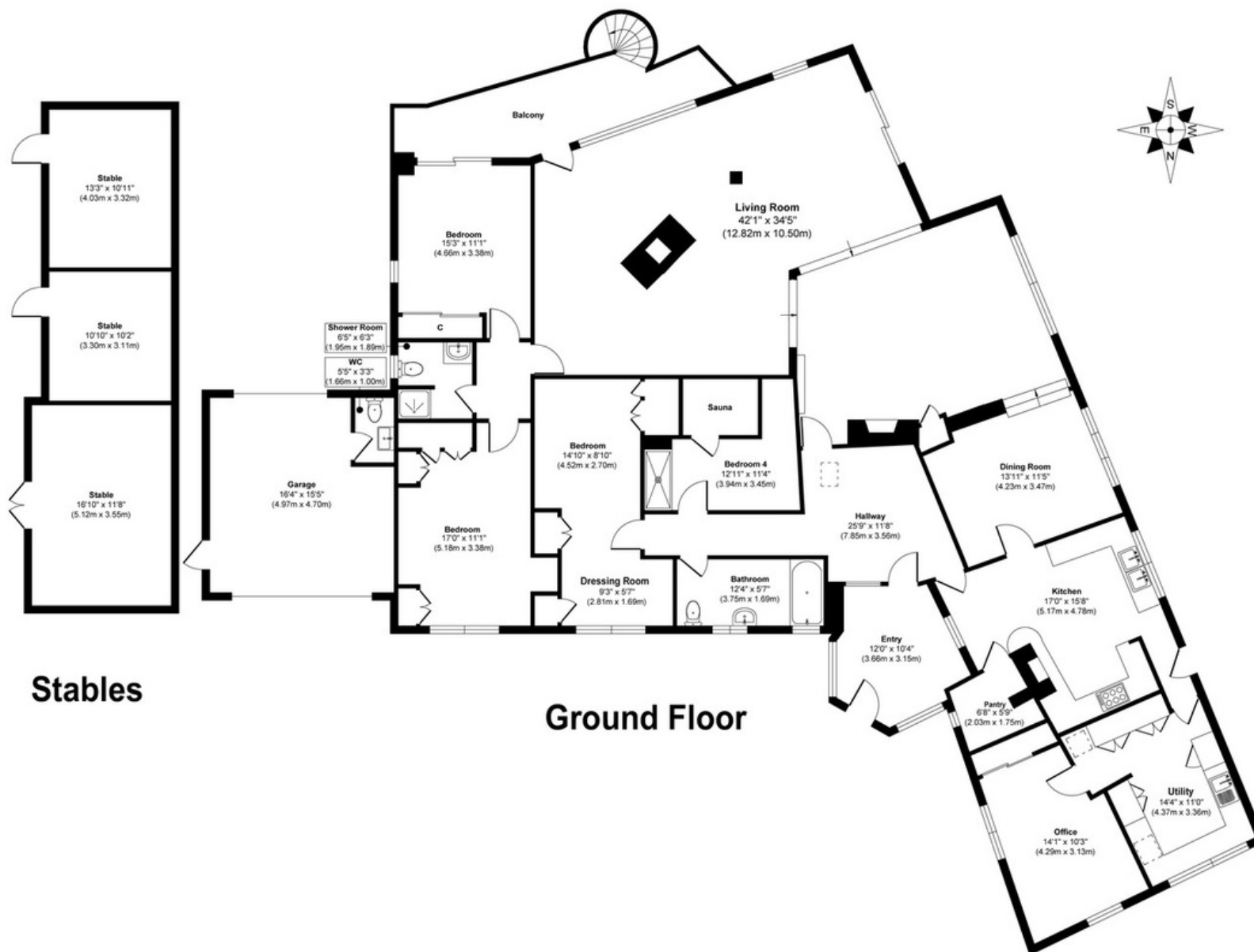




3 Walnut Close, Bisbrooke, Oakham, Rutland LE15 9EX

House Total Approx. Gross Internal Floor Area incl. Garage & Outbuildings = **3527 ft² / 328 m²**

Measurements are approximate, not to scale, for illustrative purposes only.





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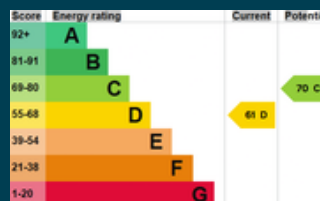
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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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