

# THE CROFT

OAKHAM ROAD, TILTON ON THE HILL



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THE CROFT IS A SUPERB COUNTRY HOME SITTING ON A GENEROUS PLOT OF APPROXIMATELY THREE ACRES WITH FAR-REACHING VIEWS OVER THE COUNTRYSIDE TO THE SOUTH.



# The Croft

Oakham Road, Tilton on the Hill  
Leicestershire LE7 9DJ

Kitchen/Dining/Breakfast Room | Four Reception Rooms | Utility & Downstairs WC | Five Bedrooms | Family Bathroom & Two En-suites | Triple Garage & Outbuildings | Ample Off-Road Parking | Approx. Three Acre Plot | Tennis Court | Countryside Views |

## ACCOMMODATION

Enter the property into the commodious formal entrance hall providing a generous circulation space with a feature fireplace, stairs rising to the first floor and doors giving access to the ground floor accommodation.

The property has a wonderful open plan living kitchen spanning the depth of the property with windows to both North and South providing ample light. The kitchen area itself has a fantastic range of floor standing and wall mounted units with a ceramic sink and range of integrated appliances to include an eye-level oven, dishwasher, microwave and built-in coffee machine. The centrepiece of the kitchen is the AGA giving the kitchen a focal point and also providing additional heating for the room. There is also space and plumbing for a large American style fridge freezer and a central island with a breakfast bar, induction hob and extractor over. The kitchen area then flows into a dining area with ample space for dining furniture and a set of French doors opening out to a patio and garden beyond. There are also further kitchen units providing additional storage and an integrated wine fridge.

Accessed from the kitchen are both a study and boot/utility room. The study has plenty of built-in storage and shelving and a set of French doors opening out to the garden. The boot/utility room provides further storage, a secondary ceramic sink, space and plumbing for white goods and a stable door to the garden. There is a door into the downstairs WC and also a door into an additional reception room that the current owners use as a games room/gym but could be utilised flexibly by any potential purchaser.

To the right of the entrance hall there is a formal sitting room, a super room that has an exposed timber floor, feature fireplace housing an open fire giving a focal point to the room. There is a large glazed bay window that looks out to the driveway and garden as well as windows and glazing on two other elevations giving views down to the tennis court and over the garden. There is also a large part glazed timber door that leads into the garden room.

To the first-floor there are five bedrooms and three bath/shower rooms. The principal bedroom overlooks the garden to the South with a large bay window framing the views. There is ample built-in storage and a large en-suite with bath, walk in shower, high flush lavatory, bidet and wash hand basin. Bedrooms two and three are generous sized double rooms and bedroom five a single. All three bedrooms are served by the recently modernised family bathroom complete with large walk-in shower, bath, low flush lavatory and wash hand basin. Bedroom four, a double room, sits to the North side of the property, offers ample built-in storage and is complemented by an en-suite shower room. The first-floor as an entirety is well proportioned with good-sized bedrooms and ample storage space.

## OUTSIDE

The property is approached through electric gates up a sweeping gravel driveway to a large parking area complete with a detached triple garage. The garden surrounds the property on all sides with formal lawns and a patio sitting to the South taking in the day's sunshine from morning until evening. There are a multitude of mature floral and shrub borders, specimen trees and an area for raised vegetable beds. A small orchard and gravel path lead down from the formal garden to the tennis court and there is a purpose-built treehouse to enjoy the most remarkable views.

The property also benefits from a paddock that sits to the East of the house that could be suitable for a horse or pony and with the addition of the brick built stable this is a realistic proposition for any buyer.

The Croft is a property that offers the opportunity to have a country orientated lifestyle with all the space one could want in conjunction with a sizable home with flexible accommodation. This is a rare visitor to the open market and one that must be viewed to be appreciated.

## LOCATION

Tilton on the Hill is a village conveniently located just north of the A47 near Billesdon. It offers a village shop, post office, garage and public house with the nearest primary school at Billesdon (2.5 miles away).

## DIRECTIONAL NOTE

Head out of Oakham on the Braunston Road, continue through Braunston towards Withcote. Continue through Halstead and you will find the property on your left-hand side, sign posted "The Croft".

## SERVICES & COUNCIL TAX

The property is offered to the market with all mains services and oil-fired central heating. Council Tax Band G.





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House Total Approx Gross Internal Floor Area = 3275.9 ft<sup>2</sup> / 304.3 m<sup>2</sup>

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





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