



NORTHGATE  
OAKHAM, RUTLAND

JAMES  
SELICKS







## “... A RARE OPPORTUNITY TO ACQUIRE ...”

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A rare opportunity to acquire a charming six-bedroom stone and thatch home, dating from circa 1700 with later additions. Offering versatile accommodation, a private driveway, double garage, and a beautifully established garden, all ideally located in the heart of Oakham.

Breakfast Kitchen • Three Reception Rooms, Study • Utility Room, Downstairs  
Cloakroom • Two Ground Floor Ensuite Bedrooms • Four First Floor Double  
Bedrooms • Family Bathroom, One Ensuite • Well-Established Garden •  
Gated Driveway, Double Garage • Town Centre Location • Grade II Listed •

### Ground Floor

A central hallway with quarry-tiled flooring leads to the ground floor accommodation, with two principal reception rooms positioned either side in the original part of the house. The larger of the two, to the left, is a bright and spacious dual-aspect room featuring two feature fireplaces and French doors opening onto a patio and the garden beyond.

The hallway continues to the rear, where a light-filled extension houses both a kitchen and dining room with vaulted ceilings. French doors from both spaces open directly into the garden, creating seamless indoor-outdoor living. The kitchen is fitted with classic shaker-style units, a variety of integrated appliances, space for a range-style cooker, and a breakfast bar. The dining room, with its part-glazed ceiling, offers garden views and access to a rear hallway.

This rear section of the home offers two generously sized ground-floor double bedrooms, each with its own ensuite shower room. With independent external access, this area offers superb versatility—perfect for guest accommodation or as a self-contained Airbnb.

The ground floor also includes a study, a useful utility room, and a downstairs cloakroom.





### First Floor

Upstairs, there are four further well-proportioned double bedrooms, each with built-in or ample space for freestanding furniture. The principal bedroom benefits from an ensuite shower room, while the remaining three share a modern family bathroom with a shower-over-bath, wash hand basin, low flush WC, and heated towel rail.

### Outside

Externally, a gravelled driveway provides off-road parking for three vehicles and access to a detached double garage.

To the rear, the beautifully landscaped garden features well-tended lawns, multiple patios, meandering pathways, and mature planting, offering a private and picturesque outdoor space with year-round appeal.



“... SIX-BEDROOM, STONE AND  
THATCH HOME ...”

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### Location

Oakham is an attractive, historic market town at the heart of Rutland, offering a full range of shops and facilities. The town features excellent primary and secondary schools, with independent schools nearby in Oakham, Stamford, and Uppingham. Conveniently located, Oakham provides easy access to major centres including Leicester, Peterborough, Corby, and Kettering, all with mainline trains to London in under an hour. Surrounded by beautiful countryside and close to Rutland Water, Oakham offers a variety of outdoor activities such as sailing, cycling, fishing, and walking, making it a popular and desirable place to live.

### 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





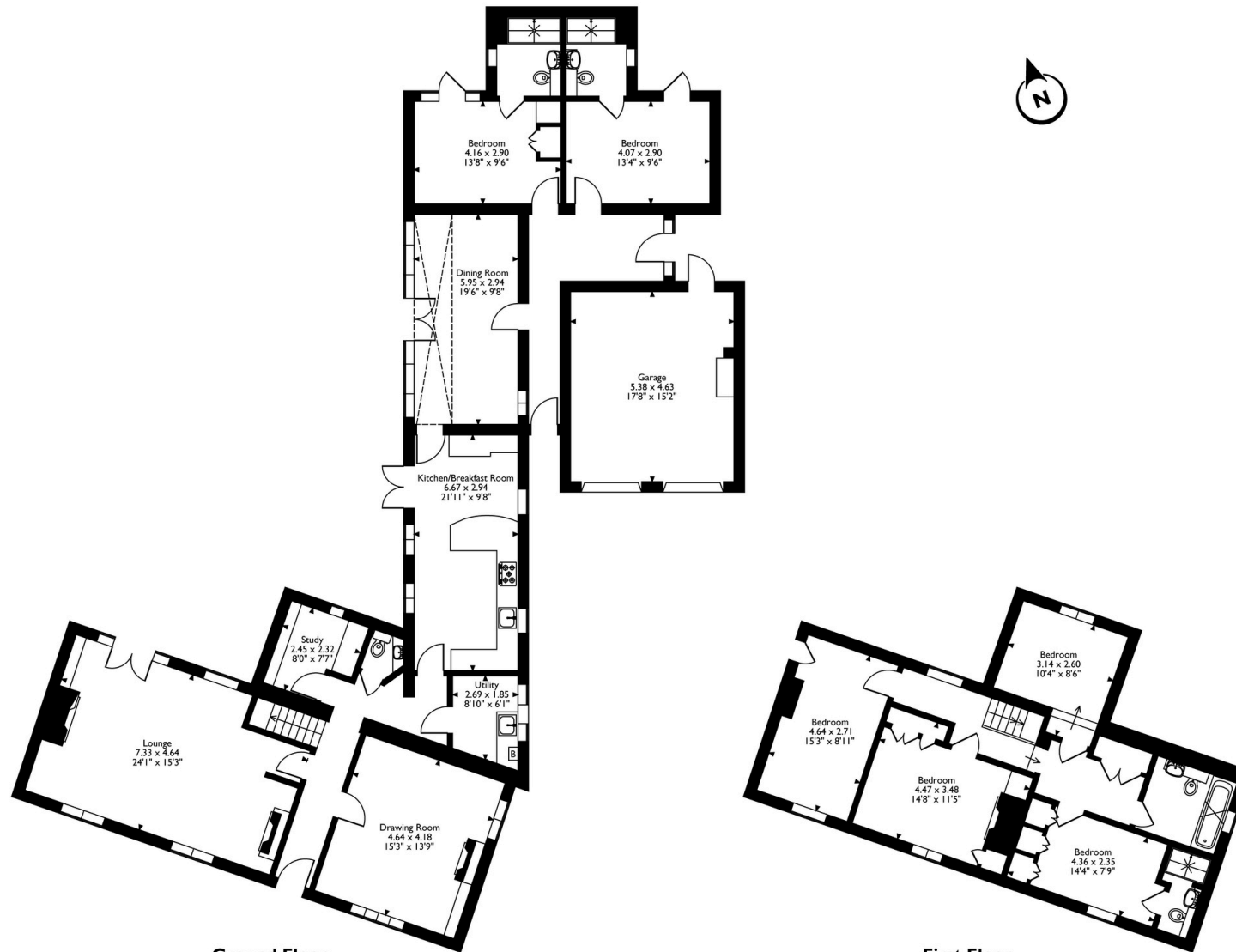




## 17 Northgate, Oakham, Rutland LE15 6QR

House Total Approx. Gross Internal Floor Area incl. Garage = 2799 ft<sup>2</sup> / 260 m<sup>2</sup>

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



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.





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