



SAXON GRANGE
BARLEYTHORPE, RUTLAND

JAMES
SELICKS



“... BRIGHT, SPACIOUS AND PERFECTLY CONNECTED ...”

A thoughtfully designed four-bedroom new-build home forming part of Saxon Grange in Barleythorpe, offering beautifully planned accommodation with bright, contemporary living spaces and a high-quality specification. Designed with modern family life in mind, the property combines generous open-plan living with a separate study, four well-proportioned bedrooms and a private garden.

Brand New Four Bedroom Home • Open-Plan Living Kitchen • Sitting Room With Bi-Fold Doors • Underfloor Heating & Air Source Heat Pump • Utility Room & Cloakroom • Porcelanosa Kitchen & Bathrooms • Private Rear Garden • EV Charging Point • NO CHAIN

Accommodation

A central entrance hall provides a welcoming introduction to the house, with the principal living spaces arranged naturally around it. The sitting room is a particularly light and versatile space, benefiting from a double aspect and a strong connection with the garden. Bi-fold doors open directly onto the rear patio, while a further set of French doors leads into the garden, creating an easy flow between the indoor and outdoor spaces.

Across the rear of the house, the open-plan living, kitchen and dining space creates a sociable setting for everyday family life and entertaining. The kitchen flows naturally into the adjoining living and dining areas to create an inviting space for both relaxed family time and entertaining. The ground floor features attractive wooden flooring, while underfloor heating provides comfortable and efficient warmth throughout the home.

The study/snug is positioned to the front, providing a dedicated space for home working or a quieter room away from the main living areas.

A separate utility room and downstairs cloakroom are positioned alongside the kitchen, providing useful practical space and convenient access when coming in from the garden. Cat 6 cabling throughout provides a future-ready infrastructure for modern connectivity and home working.

The first floor provides four well-proportioned double bedrooms and a family shower room. The principal bedroom benefits from a private en-suite shower room, finished with Porcelanosa sanitaryware and tiling and incorporating a heated towel rail.

Three further double bedrooms provide comfortable accommodation for family or guests, with flexibility for additional home-working space if required. The upper floors are carpeted, providing a warm and comfortable finish throughout.

The family shower room is also finished with Porcelanosa tiling and fittings and includes a large walk-in shower, wash basin, low-flush WC and heated towel rail.



Outside

The property benefits from a private driveway providing off-road parking. To the rear, a generous and fully enclosed south-west-facing garden provides an attractive extension to the living accommodation, with a paved patio accessed directly from the main living areas. Enjoying a sunny aspect, it offers a lovely setting for outdoor dining, summer entertaining and relaxed time with family and friends. An EV charging point further complements the home's modern, future-focused specification.

Location

Barleythorpe is a growing village on the edge of Oakham in Rutland, blending historic charm with modern convenience. It features heritage buildings like Barleythorpe Hall and enjoys excellent access to amenities in nearby Oakham. The area offers outstanding schooling, including top-rated state and independent options such as Oakham and Uppingham Schools. Just a short drive away, Rutland Water provides opportunities for sailing, walking, cycling, and wildlife watching. With good transport links and a strong local community, Barleythorpe is ideal for families and commuters.

Services & Council Tax

The property is offered to the market with all mains services and air source heat pump.
Rutland County Council – Not yet rated

Tenure

Freehold

AI Staging

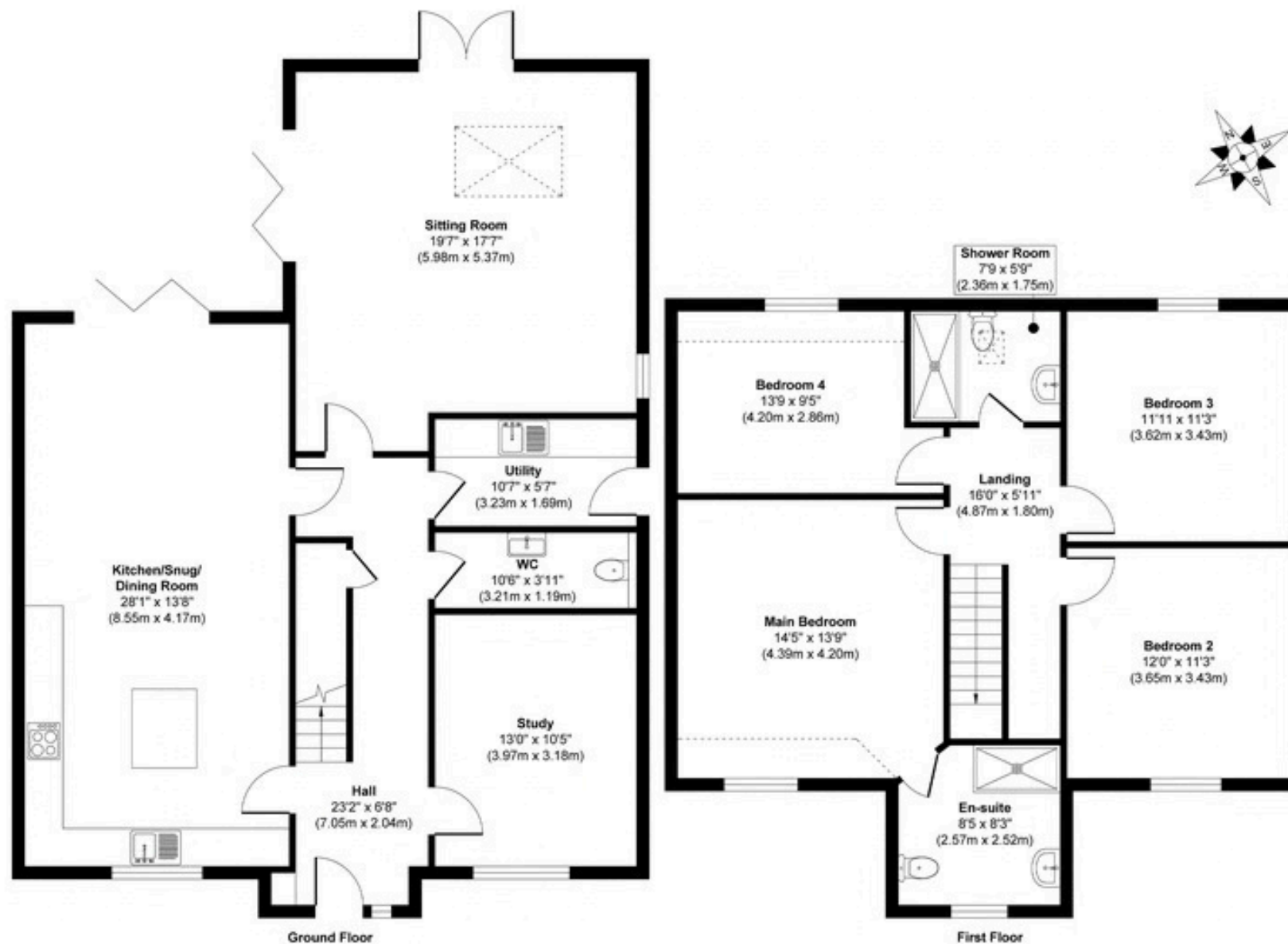
AI staged for illustrative purposes. Such enhancements do not alter the property's actual features, layout or condition.



Plot 5, Saxon Grange, Main Road Barleythorpe, Oakham, Rutland LE15 7EE

House Total Approx. Gross Internal Floor Area = **1950ft² / 181 m²**

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





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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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