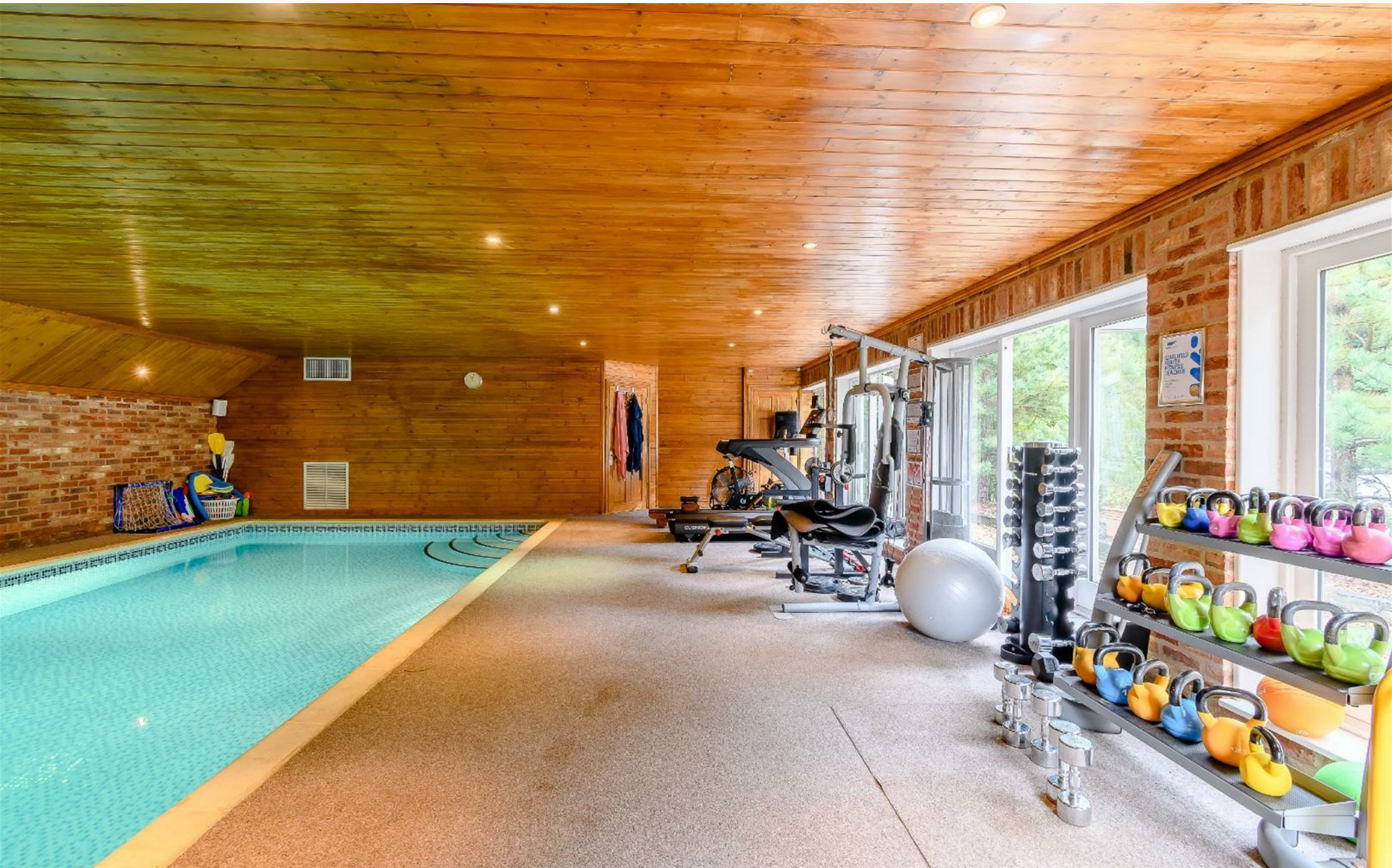




Fothergill Wyatt
Estate Agents and Chartered Surveyors

East House Hallaton Road,
Oakham, LE15 9AA
Asking Price £1,950,000





Located within the charming village of Allextion is this remarkable custom designed gated seven bedroom executive home. The stone built property was constructed in 2006 and comprises of an entrance hall, three reception rooms, large open living kitchen, utility room, home office, seven bedrooms, six bathrooms, upstairs laundry room, detached pool house with heated swimming pool, triple garage as well as a large, south facing, one acre rear garden.

- Seven Bedroom Gated Home
- Individually Designed
- 1 Acre Plot
- Indoor Heated Swimming Pool
- Home Office
- High Spec Finish
- No Upward Chain

The Property

East House is an outstanding stone built modern property with elegance and stature in a substantial plot including a stone gravel return drive with electric operated solid timber gates giving corner access from Main Street. Triple garages adjoin the property with separate access to the first floor play room. The detached pool house sits to the west side of the drive. To the rear, a little under an acre in size, the L shaped roughly lawned garden extends from the rear patio.

- 7 Bedrooms
- 6 Bathrooms
- Home Office
- 3 Reception Rooms
- 3 Storeys
- Heated Indoor Swimming Pool
- Land - Approximately 1 Acre
- Oil Fired Central Heating
- Fitted Aga
- CAT 5 Wiring
- CCTV and Alarm
- Integrated Audio System





Accommodation

The interior of the property is finished to an extremely high specification with the kitchen and other integrated wooden furniture hand crafted and finished with a consistent theme. The kitchen leads to the east wing giving access to the utility room and access to the garages whilst the open plan feel flows into the breakfast room and snug, offering well lit living accommodation, all with a collection of french doors and bi-folds opening out to the rear garden. The remainder of the ground floor offers an office, large formal dining room, drawing room, cloaks and Separate WC. The entrance hall is spacious and well lit showing off the substantial oak staircase leading to two further storeys with galleried landings. Seven bedrooms and five en suites over two floors including the master suite with dressing area are fitted to the highest standard with walk in shower enclosures. One further bathroom, large vaulted play room and first floor laundry room complete this magnificently appointed property.

The two rear balconies on the first floor are stepped out from the master and second bedroom under large oak trusses framing a fantastic seating area to relax and look out over the considerable garden. The building includes CAT5 cabling through out, CCTV operation and alarm system as well as a fully integrated Bose sound system linking to the pool house and a number of fitted televisions throughout.

Situation

The picturesque village of Allextion sits amidst the fantastic rolling countryside of the Leicestershire Rutland border. Positioned just off the A47 Allextion is well located with direct access to local market towns Uppingham, Oakham and Stamford as well as Market Harborough to the south. Access to the M1, A1 and A14 is excellent giving mobility north and south whilst mainline rail links from Market Harborough, Kettering and Peterborough are convenient for commuters to London St Pancras.

Allextion itself is a quiet and peaceful rural village with a wealth of local services nearby such as pubs, churches, walks and sporting opportunities at nearby villages of Hallaton, Medbourne, Glooston and Belton in Rutland. Hunting, golf, country pursuits, equestrian facilities and water sports are available all around including the nearby Rutland Water.

Renowned public schooling is available nearby at Uppingham, Oakham, Stamford and Oundle to the north and east with Leicester Grammar School to the west.

- Uppingham 3.8 Miles
- Oakham 5.9 Miles
- Market Harborough 9.2 Miles
- Leicester 14.1 Miles

Viewings

Viewings are to be strictly by appointment only with Fothergill Wyatt on 0116 2705900. Alternatively, further details can be found on the website and you can register with us at www.fothergillwyatt.com

Directions

SAT NAV: LE15 9AA



Floorplans & EPC

East House, Hallaton Road, Allexton, Oakham



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC





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