



 SPREY  
PROPERTY

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Stapleford Road, Whissendine  
Guide Price £1,400,000

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Located in the Rutland Village of Whissendine, The Laurels combines period charm with generous proportions. This fabulous village residence has excellent ceiling height throughout whilst retaining original features and an abundance of natural light. The Property is approached via a substantial gravelled driveway and nestled within a large plot circ. 1.2acre (stm), featuring impressive grounds, entered via electric gates, mature gardens, and private entertaining spaces.

Thought to formerly be three cottages, the property has been configured to provide a welcoming entrance hall, reception room, living room, dining room, separate study, a kitchen/dining room and downstairs cloakroom. The first-floor features four double bedrooms, the master bedroom also has a dressing room and an impressive ensuite there are a further two ensuite bathrooms and a separate family bathroom, perfect for extended family or guests to stay.

The Laurels sits privately within mature gardens and grounds. Wide lawns are bordered by shrubs and trees surrounding the house, there is a paved entertaining area with a summer house and to the rear and from the orchard are views to open fields beyond.





TENURE: Freehold  
Electric, Gas and Water Connected  
EPC: tbc  
COUNCIL TAX:G







ENTRANCE HALL:

STUDY: 4.10m x 3.94m (13'5" x 12'11")

RECEPTION ROOM: 4.10m x 3.49m (13'5" x 11'6")

LIVING ROOM: 6.60m x 3.65m (21'8" x 12')

DINING ROOM: 4.31m x 3.72m (14'2" x 12'2")

KITCHEN/BREAKFAST: 3.38m x 8.12m (11'1" x 26'8")

CELLAR: 3.94m x 4.33m (12'11" x 14'2")

UTILITY:

W/C:

STORE ROOM:

LANDING:

BEDROOM ONE: 4.13m x 3.65m (13'7" x 12')

DRESSING ROOM: 2.90m x 3'65m (9'6" x 12')

EN-SUITE: 3.7m x 3.65m (12'5" x 12')

BEDROOM TWO: 4.18m x 2.46m (13'8" x 8'2")

EN-SUITE:

BEDROOM THREE: 3.31m x 3.42m (10'10" x 11'2")

EN-SUITE:

BEDROOM FOUR: 3.31m x 3.30m (10'10" x 10'10")

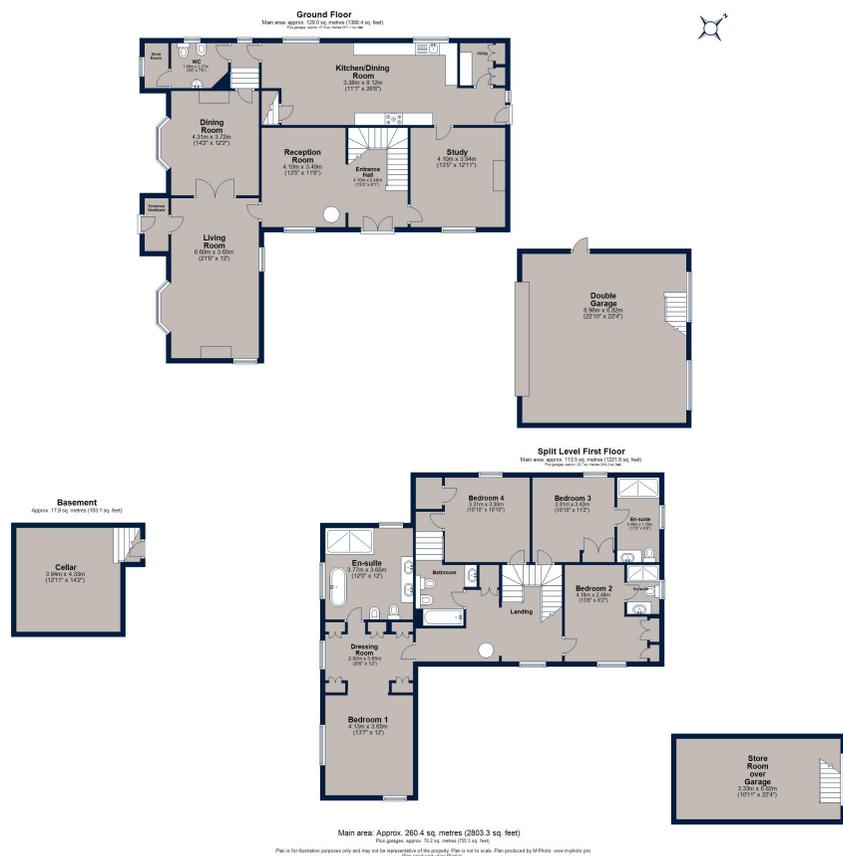
JACK AND JILL BATHROOM:

GARAGE: 6.96m x 6.82m (22'10" x 22'4")

FIRST FLOOR GARAGE STORE: 3.33m x 6.82m (10'11" x 22'4")



# Stapleford Road, Whissendine



Conveniently located between Oakham and Melton Mowbray and offers a wonderful setting within the Rutland countryside.

The village offers a very well thought of C.E primary school. The lead HMI inspector stated that school is an outstanding school that is getting better and better.

There is a public house locally along with a local shop/post office and a bus service that services the village from Oakham and Melton Mowbray.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements

