



Brooke Close, Oakham
Offers Over £725,000





Welcome to this exclusive and beautifully presented five-bedroom detached family home with over 2500sq ft of accommodation, set over two spacious floors and thoughtfully designed for contemporary living. This impressive residence combines generous proportions, elegant finishes, and modern eco-conscious features throughout perfect for the discerning buyer seeking both luxury and practicality.

Upon entering the home, you are welcomed into a spacious entrance hall that sets the tone for the rest of the property-bright, inviting, and finished to a high standard. A dedicated study provides the ideal home office, while the generous living room offers a warm and welcoming family space. Flowing seamlessly from both the living room and dining room, the conservatory serves as a bright and tranquil extension, enjoying beautiful views over the landscaped garden and flooding the space with natural light.

At the heart of the home is an expansive open-plan kitchen, dining, and day room-ideal for entertaining and everyday family life. A separate utility room adds convenience, and a downstairs W/C completes the well-appointed ground floor.

Upstairs, the principal bedroom is a true retreat, featuring an en-suite bathroom and a walk-in wardrobe. Bedroom two also benefits from its own en-suite, while three further generously sized bedrooms are served by a stylish family bathroom. A peaceful library or reading room provides a quiet corner for relaxation, study, or hobbies.

The mature, rear garden offers a private haven for outdoor living and entertaining, with ample space for children to play or adults to unwind. A double garage with newly fitted electric doors and a large driveway provide plenty of secure off-road parking and storage.

This property is packed with high-spec upgrades for modern, efficient living. Solar panels with





battery storage and a feed-in tariff offer excellent energy efficiency and potential cost savings. A new boiler was installed within the last four years, and both the gas and electric systems are fully integrated with the Hive smart home system, allowing for remote control of heating and energy usage. The home is also future-ready, with full fibre broadband installed directly to the house, ensuring ultra-fast connectivity. This remarkable residence offers the perfect blend of space, technology, sustainability, and style in a highly sought-after location-an ideal forever home for the modern family.

TENURE: Freehold

All Mains Connected (inc Filbe to the House, Solar with battery storage)

COUNCIL TAX: G

EPC: C







OPEN PORCH

ENTRANCE HALL:

W/C:

OFFICE/STUDY: 2.41m x 3.55m (7'11" x 11'8")

LIVING ROOM: 5.49m x 3.55m (18' x 11'8")

DINING ROOM: 4.44m x 2.90m (14'7" x 9'6")

KITCHEN/BREAKFAST ROOM: 6.07m x 4.87m (19'11" x 16')

UTILITIY:

CONSERVATORY: 3.85m max x 3.62m (12'8" max x 11'11")

LANDING:

LIBRARY/READING ROOM: 1.98m x 2.63m (6'6" x 8'8")

BEDROOM ONE: 3.54m x 4.87m max (11'7" x 16'max)

EN-SUITE:

WALK IN WARDROBE:

BEDROOM TWO: 4.38m x 3.86m (14'42 x 12'8")

EN-SUITE:

BEDROOM THREE: 3.43m X 4.28m (11'3" x 14')

BEDROOM FOUR: 2.46m x 3.74m (8'1" x 12'3")

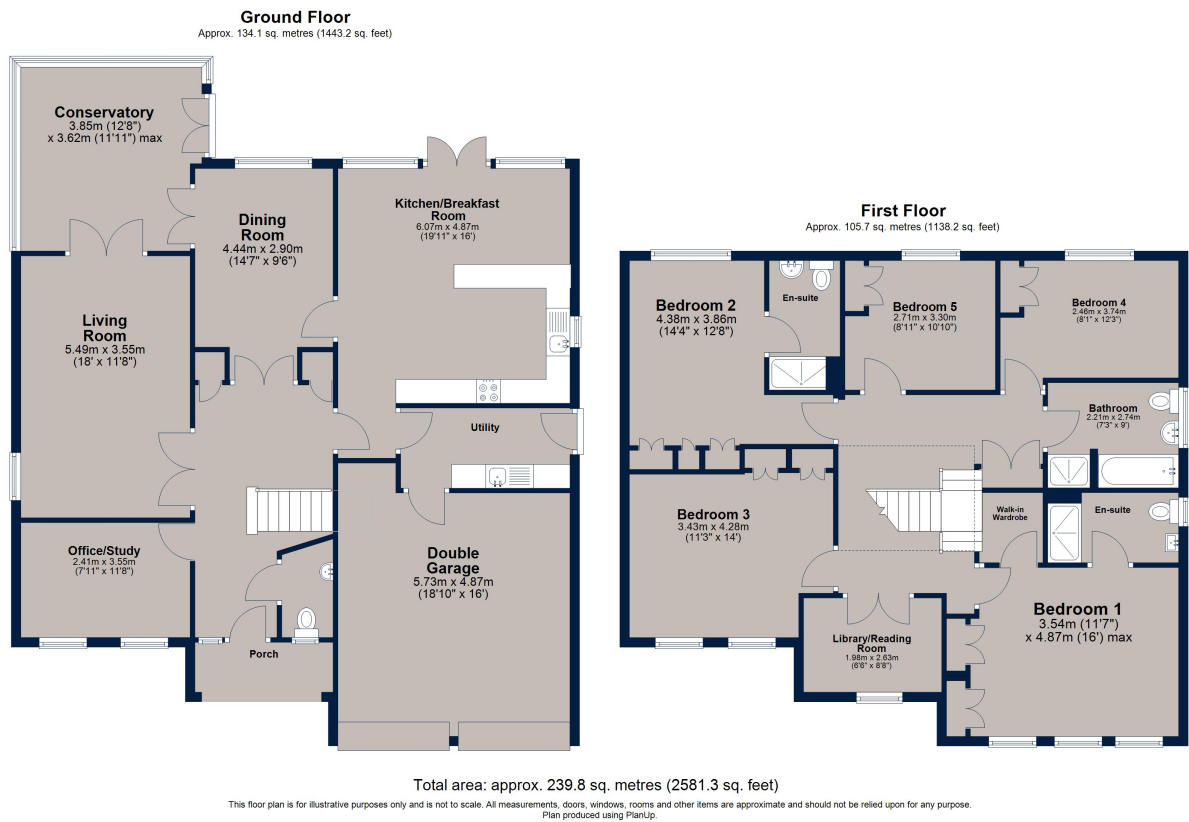
BEDROOM FIVE: 2.71m x 3.30m (8'11" x 10'10")

BATHROOM: 2.21m x 2.74m (7'3" x 9')



Brooke Close, Oakham

TOWN LIFE Oakham is a highly popular market town, offering a range of amenities and services including restaurants, shops, bars, doctor's surgery, hospital and both primary/secondary schooling. There is a bus station providing regular services around the town and through to neighbouring villages and towns, as well as a train station with direct links to further towns and cities.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

