



SPREY
PROPERTY

Rutland Lodge, Oakham
Offers Over £825,000





Dating back to circa 1700, this exceptional period property which is unlisted, blends historical charm with modern family living. Set over two floors with an additional attic room, the home offers generous proportions, high ceilings, and a wealth of original features throughout. Location within easy walking distance of Oakham School and Town.

Upon entering, you're welcomed by an original tiled hallway and an impressive oak staircase. The ground floor boasts a warm and inviting snug with Open Fire, and a separate sitting room also with an open fireplace - perfect for cosy evenings. The heart of the home is the spacious open-plan dining kitchen, ideal for entertaining, which opens to a versatile family room which overlooks the garden. A walk-in pantry, separate utility room, and downstairs cloakroom add practicality, while a bright conservatory and a separate office provide flexible living options for modern lifestyles

The first floor offers four generously sized bedrooms, including a principal bedroom featuring an original stone fireplace. A stylish four-piece family bathroom completes this level. Stairs lead to the fifth bedroom /attic room, currently dressed as a bedroom, study and chill out area which providing an excellent additional living or workspace.





Outside, the property enjoys a mature front garden with wrought iron railings and a stone boundary wall, alongside a private driveway. The rear garden is fully enclosed, offering a lawned area, paved patio ideal for al fresco dining, an outbuilding, and a charming courtyard.

This rare and characterful home is a true gem, combining timeless elegance with space and versatility for the modern family.

TENURE: Freehold
All Mains Connected
EPC: E
COUNCIL TAX: F







CONSERVATORY: 3.78m max x 2.44m max (12'5" max x 8' max)

ENTRANCE HALL:

WC:

SITTING ROOM: 4.83m x 4.23m (15'10" x 13'11")

SNUG: 4.68m x 4.17m (15'4" x 13'8")

FAMILY ROOM: 3.93m x 3.15m (12'11" x 10'4")

KITCHEN/DINER: 4.78m x 4.17m (15'8" x 13'8")

PANTRY:

UTILITIY: 2.75m x 3.83m (9' x 12'7")

STORAGE:

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OFFICE: 2.37m x 4.22m (7'9" x 13'10")

LANDING:

BEDROOM FOUR: 3.78m x 2.40m (12'5" x 7'10")

BATHROOM: 3.78m x max x 3.10m max (12'5" x 10'2")

BEDROOM TWO: 4.17m x 4.67m (13'6" x 15'4")

BEDROOM THREE: 2.89m x 3.17m (9'6" x 10'5")

BEDROOM ONE: 4.84m x 4.23m (15'11" x 13'11")

BEDROOM FIVE/ATTIC ROOM: 3.78m x 5.47m (12'5" x 17'11")

STORE:

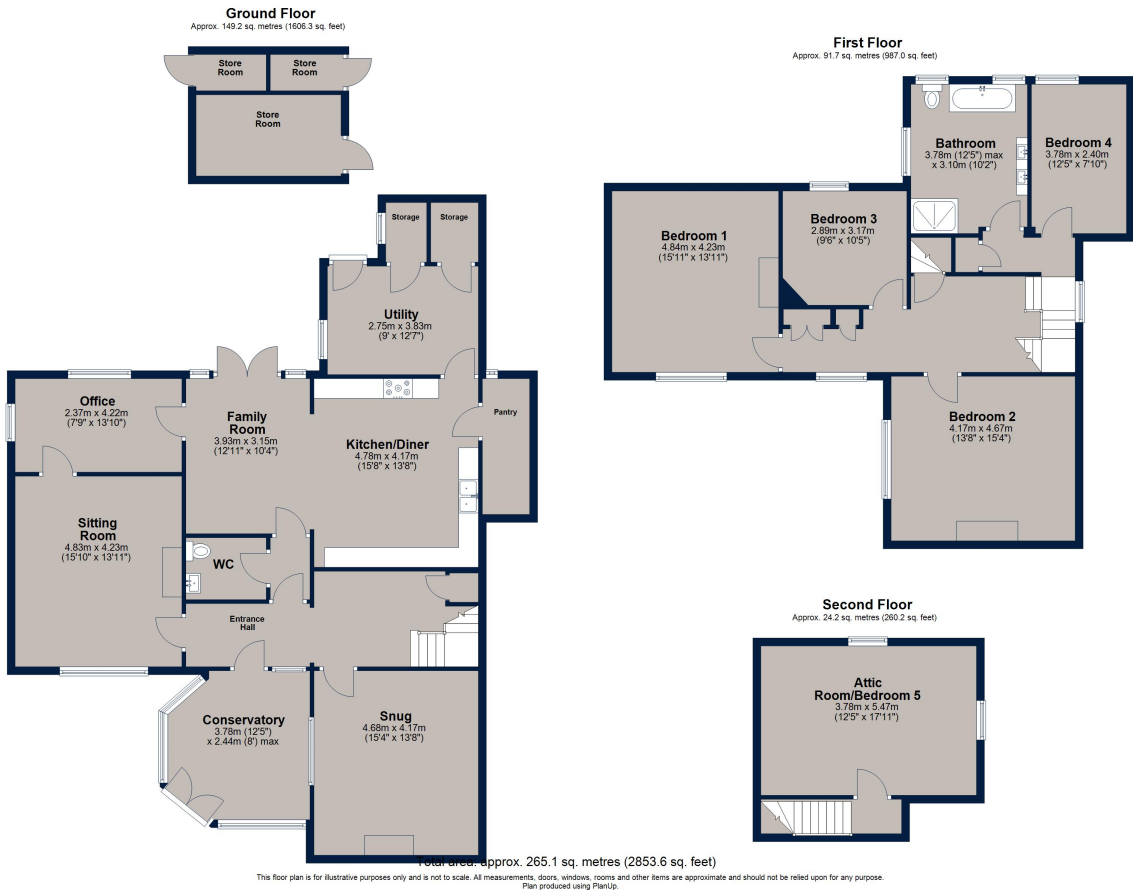
AGENT NOTE: The attic room was used as a bedroom when they bought the property and continue to do so.





Northgate, Oakham

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



Osprey Oakham
4 Burley Road
Oakham
Rutland LE15 6DH
01572 756675
oakham@osprey-property.co.uk

Osprey Stamford
7 Red Lion Street
Stamford
Lincolnshire, PE9 1PA
01780 769269
stamford@osprey-property.co.uk

Osprey Oundle
6 Crown Court
Market Place
Oundle, PE8 4BQ
01832 272225
oundle@osprey-property.co.uk

Osprey Melton
8 Burton Road
Melton
Leicestershire, LE13 1AE
01664 778170
melton@osprey-property.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



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