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Wheatfield Way, Barleythorpe, Oakham

£425,000

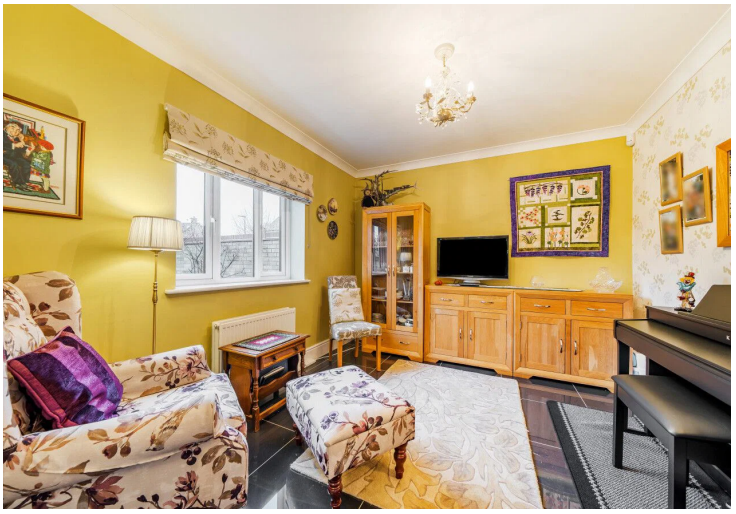
Bedrooms: 4 | **Bathrooms:** 2 | **Receptions:** 3

Beautifully presented four-bedroom family home offering contemporary living with generous space and a prime location in the sought-after area of Barleythorpe, Oakham.

- Detached Family Home In Prime Location
- Four Generous Double Bedrooms
- Enclosed, Walled & South Facing Rear Garden
- Walking Distance To Local Schools
- Open Plan Kitchen-Dining-Family Room
- Three Reception Rooms
- Single Garage & Off Road Parking



















Property Type: Detached House

Bedrooms: 4 | **Bathrooms:** 2 | **Receptions:** 3

This beautifully presented four-bedroom family home, built by the renowned Charles Church, offers contemporary living with generous space and a prime location in the sought-after area of Barleythorpe, Oakham. Featuring a south-facing landscaped garden, stylish interiors, and versatile rooms, this property is perfect for modern family life.

Upon entering, you'll be welcomed into the entrance hall, which is finished with high-gloss tiling and offers access to all main living areas. There is also a cloakroom and under-stairs storage for convenience.

The living room is a bright and airy space located at the front of the home, ideal for relaxing or entertaining. The study, also at the front, provides the perfect setting for a home office or playroom. The kitchen/breakfast room is a standout feature, offering an extensive range of fitted units, integrated appliances, and ample worktop space. This space comfortably accommodates a dining table for six and seamlessly connects to the family room, making it ideal for modern family living. Adjacent to the kitchen is a utility room, offering additional storage and side access.

Upstairs, the accommodation comprises four generously sized bedrooms, all finished to a high standard. The principal bedroom comes complete with fitted wardrobes and a modern en-suite shower room. Bedrooms two, three, and four are spacious and versatile, perfect for family use or accommodating guests. The family bathroom features a contemporary suite, including a separate shower enclosure and bathtub.

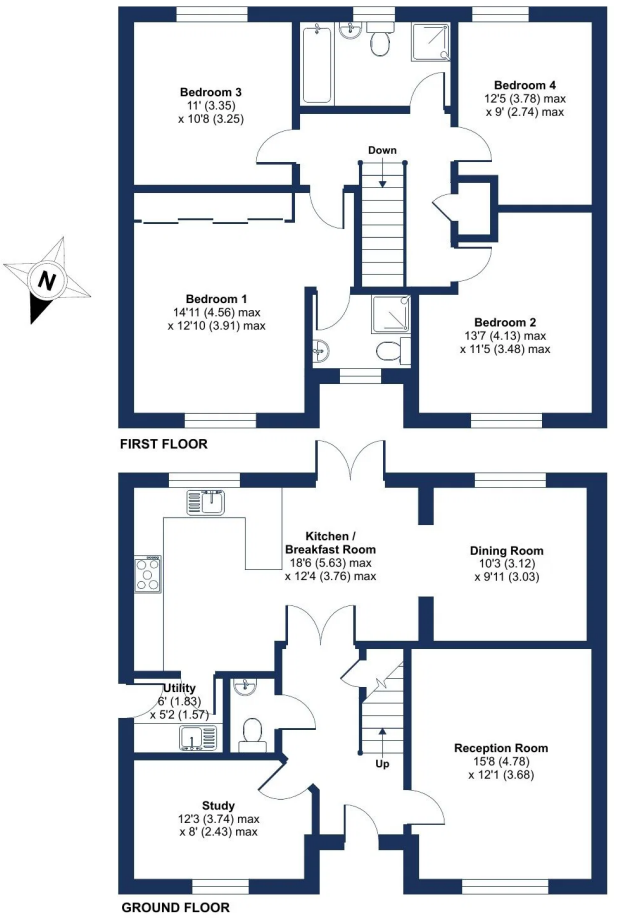
Outside, the front garden is beautifully presented, vibrant flower beds, and hedging, creating an inviting first impression. The rear garden is a tranquil retreat, walled and south-facing, with well-stocked borders, a patio seating area, and gated access to the driveway and single garage.

The property is positioned on a quiet road in a popular estate in Barleythorpe, being within a few minutes' drive from the centre of Oakham, which offers many amenities, including doctor's surgery and hospital, multiple restaurants, cafés and shops and the highly popular Secondary School Catmose College. There are also a number of well-regarded Primary, Preparatory and Independent Schools within walking distance to the property. Oakham Railway Station provides easy transport links to further towns and cities, as well as Oakham Bus Station which offers regular services around the town and through to neighbouring villages/cities.

Wheatfield Way, Barleythorpe, Oakham, LE15

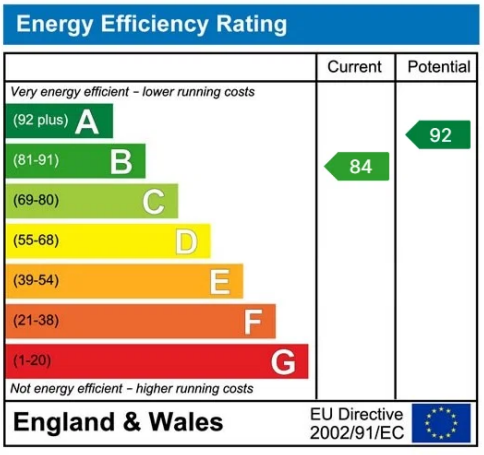
Approximate Area = 1576 sq ft / 146.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Moores Estate Agents. REF: 1236183





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