



A well-appointed maisonette, with parking and garages

The Stables, Burley On The Hill, Oakham, Rutland LE15 7FL

Guide Price £725,000 Leasehold (Lease Expiry December 3017)





Entrance hallway • Vaulted open plan sitting/dining room
• Kitchen/breakfast room • Utility • Three en suite double bedrooms • Study/bedroom • 60 acres of communal gardens, wood & parkland • Double Garage • EPC: C

Local Information

Occupying Rutland's highest point, Burley on the Hill is a former country estate, which comprises 35 properties within circa 60 acres of parkland, woodland and communal gardens, arranged around the award winning conversion of Burley on the Hill Mansion House.

Burley on the Hill lies two miles east of Oakham, Rutland's county town, which caters for most retail needs, with, currently, hourly rail services between Birmingham New Street and Stanstead Airport, serving Peterborough and Cambridge.

The key market towns of Oakham, Uppingham and Stamford, each with renowned schools, are all within a 10 mile radius, whilst Rutland Water (two miles) offers recreational activities, with sailing, fishing clubs, along with picturesque walks and cycle routes.

About this property

A striking and well-appointed ground and first floor house, within the former stables to the Grade I Listed Burley on the Hill Mansion House, The Stables occupies a stunning setting in the eastern wing of the house.

The Stables is entered via a large vaulted and stone flagged communal entrance hallway,

which serves The Stables five properties, bookended by South House and Griffin House, and from which this property is entered to its private entrance hallway.

The drawing/dining room is quite magnificent. 41' long, with three large windows providing wonderful views of the cour d'honneur, the room features high vaulted ceilings and the original stable partitions, which nicely section the room. It is a standout and versatile room, and a convivial family and entertaining space.

The modern kitchen is beautifully appointed with granite worktops, integrated appliances and ample space for informal eating, whilst almost full-height French doors open to the garden's terrace.

The former fourth bedroom is now used as a well-appointed home office, with fitted desk, drawers and shelving. It is positioned alongside the downstairs cloakroom, whilst there is a large utility room and a store room, with mezzanine, accessed from the drawing/dining room.

There are three generous double bedrooms, all ensuite, and bedroom three, with its shower room is located on the ground floor.



Bedrooms one and two are at first floor level and are both particularly attractive, each with high, eye-catching, groin vaulted ceilings and ensuites. Bedroom two has a bathroom, whilst bedroom one a shower room, with the added benefit of a dressing room. Both bedrooms have views over the cour d'honneur.

Tenure

Leasehold (Lease Expiry December 3017)

Local Authority

Rutland County Council, Oakham

Council Tax

Band = D

Service Charge

£7538 per annum (Management Companies: Burley Management Ltd administers the buildings insurance and management of the common parts, including roads and services with a current annual management charge of £4,208 payable quarterly. The utilities include the water rates. The wider 60 acres of grounds are managed by Burley Gardens Limited, for which there is an annual management charges currently £3,330.)

The Mansion House central Banqueting room, Garden room and under-croft may also be used by residents at a cost (01/23) of £25 contribution per function.

Energy Performance

EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Stamford Office.

Telephone:

+44 (0) 1780 484 696.

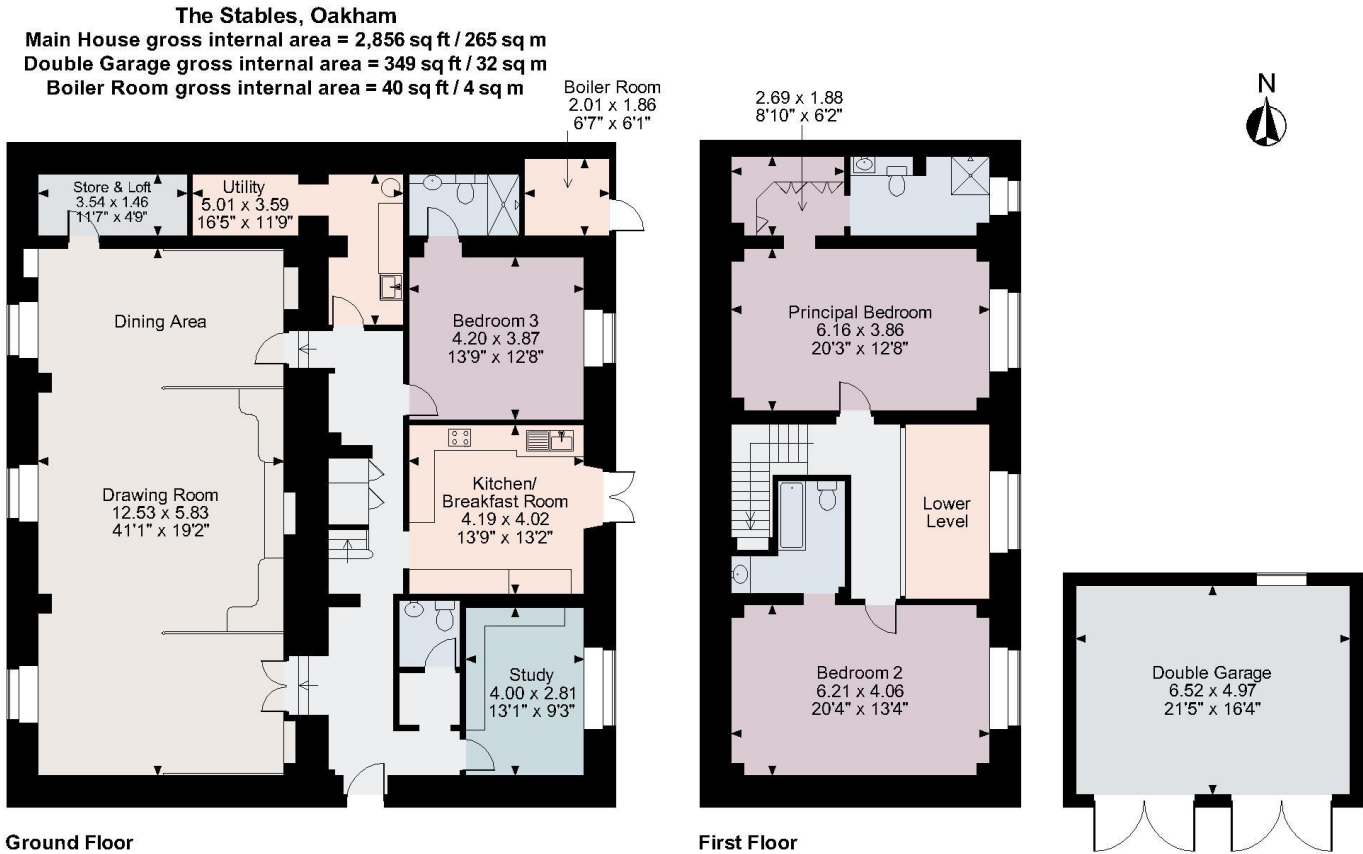
Date of Particulars and Photography: January 2022





The Stables, Old Wood Road, Burley On The Hill, Oakham, LE15
Gross Internal Area 2856 - 3245 sq ft, 265.3 - 301.5 m²

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The position & size of doors, windows, appliances and other features are approximate only.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
	70	83
England, Scotland & Wales	EU Directive 2002/91/EC	

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