



A beautiful home in almost 3 acres of gardens

East Lodge, Burley on the Hill, Oakham, Rutland LE15 7FJ

Freehold





Three reception rooms • Family dining Kitchen • Utility •
Four bedrooms • Three bath/shower rooms • Garage
block • Private parking • Gated driveway • Landscaped
gardens * About 2.96 acres in total • EPC: D

Situation

Occupying Rutland's highest point, Burley on the Hill is a former country estate, which comprises 35 properties within circa 60 acres of grounds, 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 East Lodge

Despite its setting and appearance, this beautifully appointed house is not listed. Constructed in 1996, it was further modernised in 2013. Its grounds lie within the mansion house's overall conservation landscape, with

the benefit of the additional use of the estate's wider parkland and woodland

Accommodation

Double doors from the stone flagged entrance hall open into the dining room, allowing you to combine the two spaces for large scale dining.

The entrance hallway leads through to the sitting room, which boasts a huge inglenook with a wood burning stove, a trussed ceiling and French doors to the rear walled courtyard garden.

The fabulous kitchen is highly convivial, with separate preparatory, eating and seating sections. The bespoke suite, designed by Hill Farm, incorporates an island, integrated appliances and double oven Aga, with separate oven and hob, whilst a snug area, with wood burner, is separated by a stable stall.

A utility room and larder adjoins, with a marvellous and versatile south-facing garden room, with doors to the property's well-maintained



courtyard garden, ideal for al-fresco 'inside-outside' dining.

Three of the four bedrooms are ground floor. Bedroom one and four, with its fabulous bathroom, would combine to form one suite. Bedroom three, with its shower room, is situated in the western wing of the property, allowing complete privacy. A staircase off the entrance hall rises to the master suite complete with beautifully crafted in-built wardrobes, staggering easterly views and a full suite bathroom, which occupies the property's entire first floor.

Under floor heated throughout, with stone flagged and solid wood flooring, trussed and vaulted ceilings, attractive windows, with shutters, and well-appointed kitchen, bath and shower rooms, East Lodge exudes charm and has an abiding feel of light and space. It also has a fabulous layout for couples, families and entertaining alike.

Outside

The property is accessed through an electric gate and over a cattle grid, with wrought iron parkland fencing. There is a second access, from East Court, to the large walled rear courtyard garden.

The tree lined drive leads through part of the lawned gardens, framing fabulous views over farmland and to the estate's woodland,

leading to the house. There is generous space for parking and a detached garage block, which is currently used as a garage/store and gym. Burley residents have the right to walk north to south across part of the garden to reach the estate woods.

Management Company

Residents are together responsible for maintenance of the common parts of the Estate. As owner you will have one share in the management company Burley Gardens Ltd and pay an annual management charge, currently set at £3330.

Services:

Mains water, electricity & gas. Private drainage, part of the Estate's private drainage system. Mains gas central heating.

Local Authority:

Rutland County Council.
Council Tax Band: G.

Tenure

Freehold

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

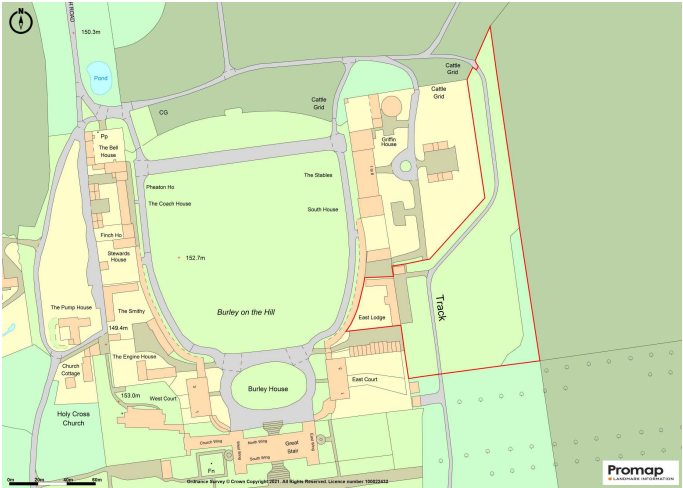
Viewing

Strictly by appointment with Savills.

Date of Particulars and

Photography: April 2021

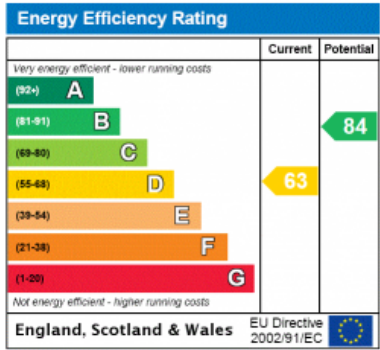




Approximate Area = 266.4 sq m / 2867 sq ft
Outbuilding and Gym = 23 sq m / 247 sq ft
Garage / Store = 23.9 sq m / 257 sq ft
Total = 313.3 sq m / 3371 sq ft
Including Limited Use Area (1.9 sq m / 20 sq ft)
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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