



# Spectacular views over Burley on the Hill

**2 Steps House, Church Road, Burley, Oakham, LE15 7SU**

Freehold





Entrance Hallway • Kitchen/Breakfast • Dining Room • Sitting Room • Lean To & Store • Three Bedrooms • Shower Room • Family Bathroom • Garage • Garden •  
EPC rating: D

### Situation

The small village of Burley lies just outside the Rutland county town of Oakham, surrounded by beautiful rolling countryside. Oakham is a historic market town, with an excellent selection of shops, restaurants, cafés and local amenities, while for leisure, the beautiful Rutland Water is nearby, offering plenty of outdoor activities, from walking and cycling to sailing, watersports and fishing. Local schooling includes the independent Oakham School and the outstanding-rated secondary, Catmose College. Oakham is well connected for transport, with its mainline station offering services to London via Peterborough, and the A1 and M1 both within easy reach.

### The Property

This splendid three-bedroom family home is set in a highly desirable position in the village of Burley, with views across the stunning surrounding countryside. Some modernisation may be beneficial however it provides flexible, comfortable living space, with several attractive period details, including exposed timber beams and stone-built fireplaces.

The large dining room has timber beams overhead, an impressive fireplace and doors both through from the kitchen

and opening out onto the attractive rear garden. There is also a large sitting room with beautiful views over the rear garden and a useful office space in the property's large hallway. The kitchen has wooden units, an integrated oven and hob with an extractor hood, and space for all the necessary appliances. Upstairs there are three double bedrooms, including the generous principal bedroom, which has extensive fitted storage. The first floor has the family bathroom, with a further shower room on the ground floor.

### Outside

A paved driveway provides parking for several vehicles and access to the 31ft garage, which could be used for parking, storage or workshop space. The south-facing rear garden welcomes plenty of sunlight throughout the day, and includes a paved terrace area and steps leading down to a lawn, which is bordered by established shrubs, hedgerow and colourful flowerbeds. Beyond the garden, views extend across the surrounding countryside, towards Oakham and Rutland Water.

### Local Authority

Rutland County Council  
Council - Tax Band = G

### Services

All mains services

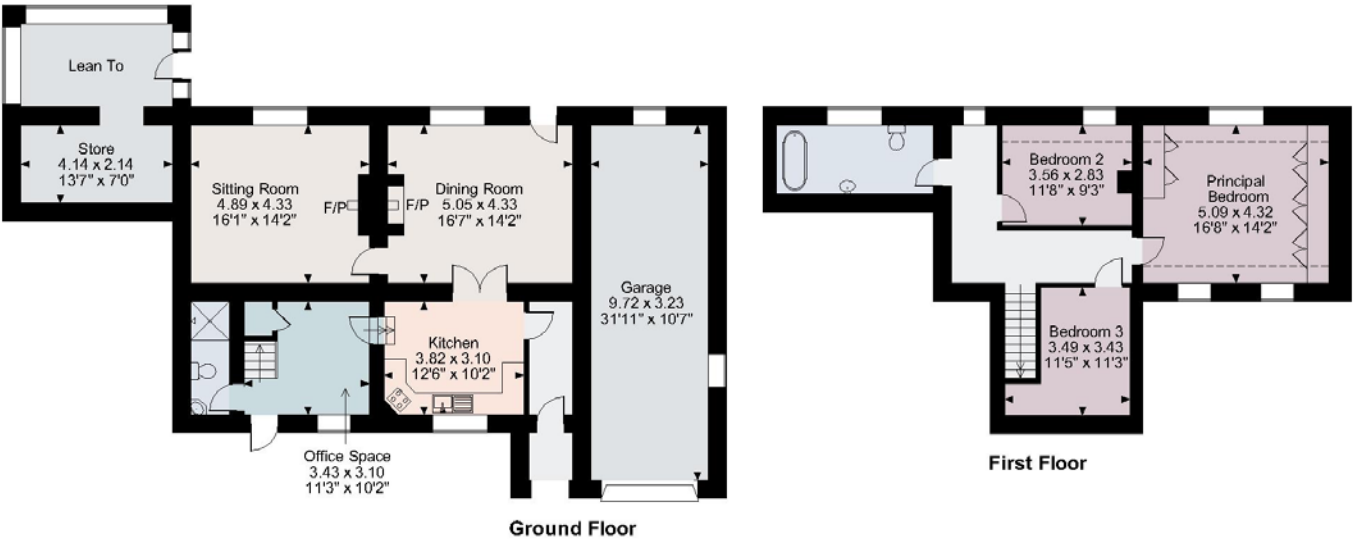






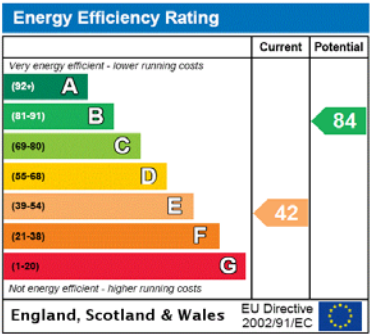


2 Steps House, Church Road Burley, Oakham, Rutland  
Main House gross internal area = 1,546 sq ft / 144 sq m  
Garage gross internal area = 338 sq ft / 31 sq m  
Store/Lean To gross internal area = 218 sq ft / 20 sq m  
Total gross internal area = 2,102 sq ft / 195 sq m



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The position & size of doors, windows, appliances and other features are approximate only.  
□ □ □ Denotes restricted head height  
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