



Beautifully appointed property in a striking setting

1 East Court, Cour D'honneur, Burley on the Hill, Oakham, Rutland LE15 7FH

Freehold

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Entrance hall • Dining Kitchen • Sitting room • Utility •
 Three double bedrooms (one en suite) • Family bathroom •
 Garage • Private parking • Landscaped private walled
 gardens • 60 acres of wider communal gardens & grounds
 • EPC: Exempt

Situation

A former rural estate of about 35 properties, arranged around the Burley on the Hill Mansion House, the property is two miles east of Oakham, at Rutland's highest point. Steeped in history, Burley has important cricketering links with England and Lords, among other notable historical connections.

Oakham caters for most retail needs and currently offers hourly rail services to Leicester, Stamford, Peterborough and Cambridge. With Uppingham and Stamford within a 10 mile radius, each offers excellent schools, whilst Rutland Water offers sailing, fishing and golf clubs, along with picturesque walks and cycle routes.

About 1 East Court

Adjoining the main mansion house, this Grade I Listed property is accessed from within the Cour d'Honneur or through its private garden.

With a delightful east facing private, mainly walled garden of around 0.25 of an acre, parking and garage, this property also benefits from the communal use of the wider 60 acres of grounds, woodland and deer park at Burley on the Hill.

A beautifully appointed and comprehensively refurbished

home, re-wired, re-plumbed roof overhauled in 2021, this house combines high ceilings, symmetrical proportions and attractive views and is ideal as a main home, investment or weekend holiday home.

Entered into a stone flagged entrance hallway, the kitchen is fabulously appointed, with integrated appliances, Belfast sink and Everhot Range Cooker and an elegant, dual-aspect sitting room, with wood burning stove. The elegant staircase rises to the first floor, where there are views over the deer park to Rutland Water. The three bedrooms are all elegant with architectural detail. The principal bedroom has an en suite shower room. Double bedrooms two and three are served by the well-appointed family bathroom.

Management Company

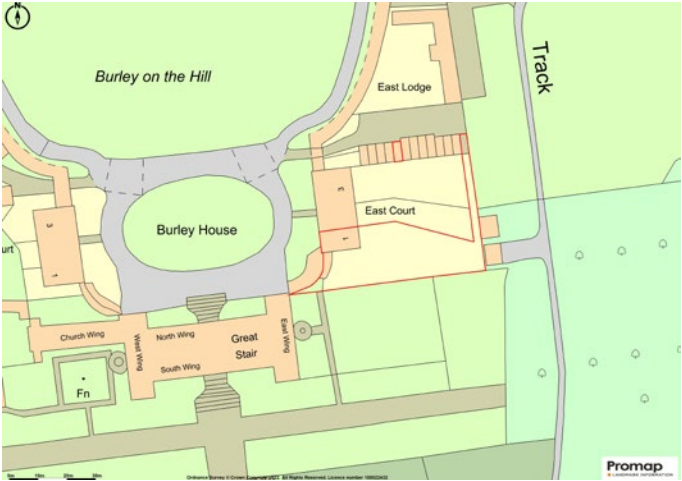
The 60+ acres of grounds are managed by Burley Gardens Limited. As owner you will have one share in the management company for which the annual management fee is currently £3330.

Services: Mains water, electricity and gas. Private drainage. Gas central heating.

Local Authority: Rutland County Council. Council Tax: C

Date: May 2022





East Court, Burley on the Hill, Oakham, Rutland

House 166 sq m/1,783 sq ft

Garage 15.0 sq m/160 sq ft

James Abbott
Savills Stamford
01780 484696
stamford@savills.com



savills

savills.co.uk



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