



# A substantial family home in a Rutland village

**The Pinfold, Ridlington Road, Preston, Oakham, Rutland LE15 9NN**

Freehold





42ft Kitchen/Reception/Dining • Two further reception rooms • Study • Conservatory • Six double bedrooms • Four bathrooms • Expansive attic storage • Indoor swimming pool with sauna and changing rooms • Double garage • Spacious gardens • EPC rating: C

### Situation

The pretty village of Preston is located just under two miles North of the market town of Uppingham which provides a good choice of local amenities and facilities including a local market twice a week and a choice of excellent private and state schools. The A47 provides easy access to Peterborough, Leicester and beyond whilst the east coast mainline, running through Peterborough, allows easy access to London and the north-east of England.

### The Property

The Pinfold is a substantial home set back from the road offering ample parking with a large private driveway and further garaging.

Built in 1974 the house has a fantastic layout providing flexible accommodation centering around the large family kitchen extension that was carried out in 2012. The contemporary kitchen features a central island with storage and seating and creates a divide between kitchen and living spaces.

To the left of the main body of the house, an internal hall provides access to a utility room complete with space for dog washing, further reception rooms and an entertaining space which could double up as office/study space and the

property's impressive indoor swimming pool. Alongside is a gym area, and space for a hot tub, with bar, a fully fitted sauna, changing rooms, two shower rooms and a plant room. To the right of the living kitchen there is a more formal reception space.

On the first floor are six bedrooms and four bathrooms. The principal suite overlooks the garden and includes a dressing area, ample storage and a spacious en-suite with walk-in shower and separate bath. Three further bedrooms include en suite bathrooms, the remaining two sharing the large family bathroom. A staircase leads from the first floor landing to three large storage rooms in the loft space.

Outside, most of the garden is laid to lawn with plenty of privacy along its boundaries. The plot in total is approx 0.9 of an acre.

### Local Authority

Rutland County Council Tax Band G

### Services

Mains Gas, Electricity, Water and private drainage, Septic Tank. Solar Panels are not included in the sale; available on a rental agreement

**Photography & Particulars**  
2022

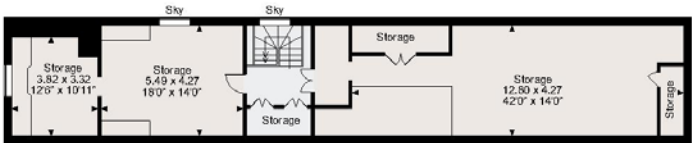




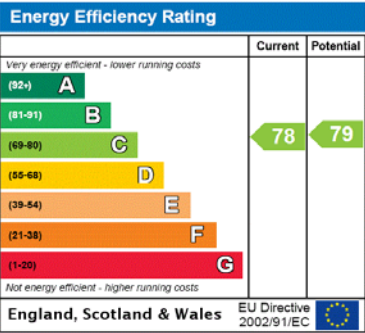




The Pinfold, Ridlington Road, Preston, Oakham, Rutland  
Main House gross internal area = 7,687 sq ft / 714 sq m  
Garage gross internal area = 444 sq ft / 41 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8515711/NJA



For identification only. Not to scale. © 020822 CP

**Important notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

