

Property reference number: - 181- 1309 (OAKHAM)

Home to a family with 2 older teenagers and they are looking to house swap during the school holidays.

KEY INFORMATION...

Bedrooms available:-	Double:- 2, single:-2 & one of the single rooms also has a double sofa-bed. (Max:- 7/8)
Children?	Yes all age groups are welcome
Pets that live here:-	A cat and a dog live here. The cat needs feeding please, but if house-swappers bring a dog, the cat will go into a cattery. They would like to bring their dog with them when they house swap, but if this is not possible the dog can go to kennels.
Re-dogs:-	They are happy for a dog to stay here...as long as it's not a 'chewer'!



This detached house is situated on a quiet road in an attractive 1970's residential estate on the edge of the historic market town of Oakham. Behind the estate, 5 minutes walk, is a country park and access to the Rutland Round and network of footpaths.

Oakham town is the ancient county town of Rutland, England's smallest county: visit our castle, magnificent parish church, market square (with butter-cross and stocks), county museum and many historic buildings and streets. The surrounding countryside offers charming villages, gastro-pubs and good walking through Rutland's rolling landscape. Nature reserves and birdwatching around nearby Rutland Water & some nice high-end shops and delicatessens.

They have off-road parking for 2 cars and the nearest shops & eating places are 10 minutes' walk into town. There is an open front garden with a good sized 5x15m area of grass along the side of the house but this is not fenced in. The rear garden is fully enclosed with quite a small lawn 4x5m, garden table & chairs and a small pond.

The family attend All Saints Church in Oakham where there are 3 Sunday services. About 120 people meet for the main 10-30am service which is fairly traditional in style, Anglican "modern catholic". Book of Common Prayer evensong, sometimes choral. More info on their website:- <http://oakhamteam.uk/>.

Oakham also has thriving Methodist, RC and Baptist churches, as well as small Congregationalist and Quaker churches.

Sport and Leisure	Just down the road (5 mins by car) is Rutland Water which offers sailing and other water-sports, as well as cycle-hire and level paths around the lake for walking or running. The full circuit is 17 miles but there are various planned cycle routes from Oakham out to surrounding villages. Half a dozen golf courses within 10 miles. Fishing on Rutland Water and I think 3 other fisheries within 10 miles. This is a very horsey area, and there are lots of places to hire a hack or pony trek. Sports centre at the town college which includes a swimming pool, gym, & offers various classes. There's a sandy beach at Rutland Water – open all year – but swimming only in the summer when lifeguarded (check with Anglian Water) http://www.anglianwater.co.uk/leisure/water-parks/rutland/attractions/Rutland-Water-Beach.aspx
Free park	Big open space in the country park behind the estate – 5 minutes' walk – but this does not have play equipment. Nearest park with play equipment about 15 minutes' walk for an adult (Princess Avenue). Longer with a toddler!
	In town: Oakham castle, All Saints church, county museum.

<p>Local places of interest</p>	<p>Around: Burghley House (20 mins' drive), Rockingham Castle (20), Lyddington Bede House (EH, 20) Belvoir Castle (30), Belton House (NT, 30 mins), Grimsthorpe Castle (40). Also Deene Park - only open Sundays & Bank Holidays.</p> <p>Stamford (20 mins) is perhaps the most handsome town in England, an C18th gem. Peterborough cathedral 40 mins.</p> <p>Leicester is 30 mins, including cathedral, Richard III discovery centre, New Walk museum, National Space Centre, Jewry Wall Museum (Roman remains).</p> <p>Within 10 mins' drive are Barnsdale Gardens (series of 38 small gardens) and Wing maze.</p> <p>Theme parks: Twin Lakes (30 mins), Sacrewell Farm and Country Centre (30), Wicksteed Park (30). Twycross Zoo is an hour or so away.</p>
<p>Entertainment/ Arts</p>	<p>Concerts most weeks in Oakham (in All Saints' church, Rutland Sinfonia), Lyddington and Stamford.</p> <p>Cinemas in Melton Mowbray, Corby, Kettering and Leicester. Plus regular screenings in Oakham and Stamford.</p> <p>Drama at Tolethorpe Hall (20 mins) and amateur companies in Oakham, Uppingham and Stamford. Several art galleries in Oakham, but the best place for art and antiques is Uppingham (15 mins) where there are lots of places to browse.</p>

<https://www.discover-rutland.co.uk/discover-rutland/oakham>

<https://www.travelaboutbritain.com/rutland/oakham.php>

<http://www.anglianwater.co.uk/leisure/water-parks/rutland/attractions/Rutland-Water-Beach.aspx>

<https://www.dayoutwiththekids.co.uk/things-to-do/east-midlands/rutland/oakham/sightseeing>



