



The Lawns

Wood Road | Kings Cliffe | Northamptonshire | PE8

FINE & COUNTRY

KEY FEATURES

- A Spacious, Modern Family Home, Situated in a Village Location Close to Oundle
- Entrance Hall, Kitchen / Breakfast Room, Dining Room, Reception Room and a Study
- Spacious Landing, Four Double Bedrooms, Three with En Suite and a Family Bathroom
- Wrap Around Lawn Garden with a Variety of Trees and Shrubs Plus Patio Terraces
- Electric Gated Entrance, Resin Drive and Parking Area and an Attached Double Garage
- Total Plot Extends to Approximately $\frac{3}{4}$ of Acres (Subject to Measured Survey)
- Total Accommodation Without Garage Extends to Approx. 2736 Sq.Ft.





An extremely light and spacious house is set in around three-quarters of an acre of mature, sunny gardens in the delightful, thriving village of King's Cliffe which sits about equidistant between Oundle 8 miles south and Stamford to the north. With four generous bedrooms, three with en suites, and three large reception rooms, every room in the house dual aspect, as well as an integrated double garage, this is a substantial and highly desirable property.

A choice of excellent state and independent schools are within easy reach, so too trunk road links joining the A1 where, to the west, Peterborough with its fast

trains to London and the rest of the country, makes this a convenient location for commuting.

“We were really taken with the amount of natural light and space in the property when we first saw the house about twenty years ago,” enthuse the owners. “They really were, and still are, astounding features. The property needed a complete overhaul which we have done, knocking through and extending the kitchen, creating the en suite bathrooms and refurbishing the entire place.”







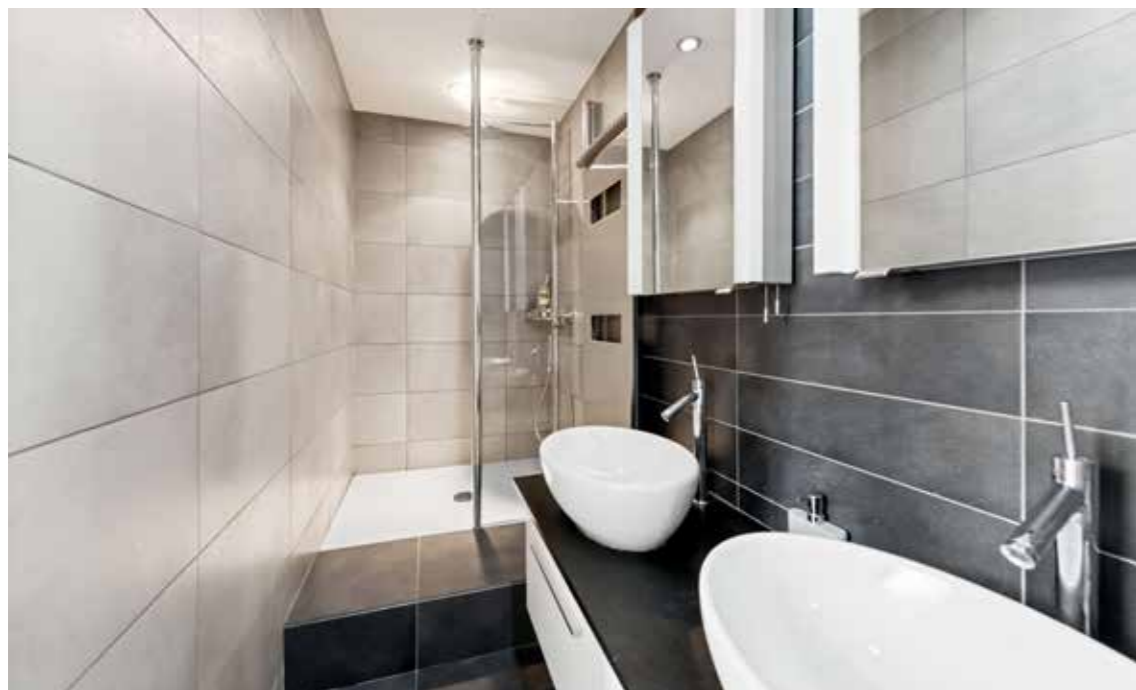
Built in the early 70s in stone blocks, the now beautifully presented property is well set back from the road, on a gentle incline up a long drive, and facing south with an abundance of large windows, all double-glazed uPvc so draught proof and low maintenance. Inside, spaces certainly are generous starting with the entrance hall with its floor to ceiling glazing and contemporary open tread staircase, which leads to two south-facing reception rooms and the downstairs cloakroom on one side and the kitchen and a third reception room on the other. "The lounge is a fabulous space almost twenty feet long with a gas fire in the fireplace and big windows incorporating patio doors providing easy access to and wonderful views across the garden. We have done a great deal of entertaining in our time here as there is so much space and the lounge is so large, even hosting 'Country Concerts' with musicians playing in front of about 24 people all sitting down to listen."

The modern kitchen breakfast room connects onto the garden and is fitted with a great amount of contemporary style units with a wide range of integrated appliances. Off this leads a well-appointed utility room and an enviable walk-in larder. The double garage is reached through a door in the utility.

Upstairs, a spacious landing leads to all four double bedrooms, all dual aspect. Two en suite bedrooms are to the front and two more plus the family bathroom to the back. In effect, as three bedrooms enjoy their own shower rooms, the family bathroom is virtually an en suite to the fourth bedroom. The commodious master bedroom benefits from reaching views beyond the garden across to hills and woodland. It also has a wall of bespoke contemporary wardrobes providing a superb amount of storage; two further bedrooms have similar ones but with two doors.











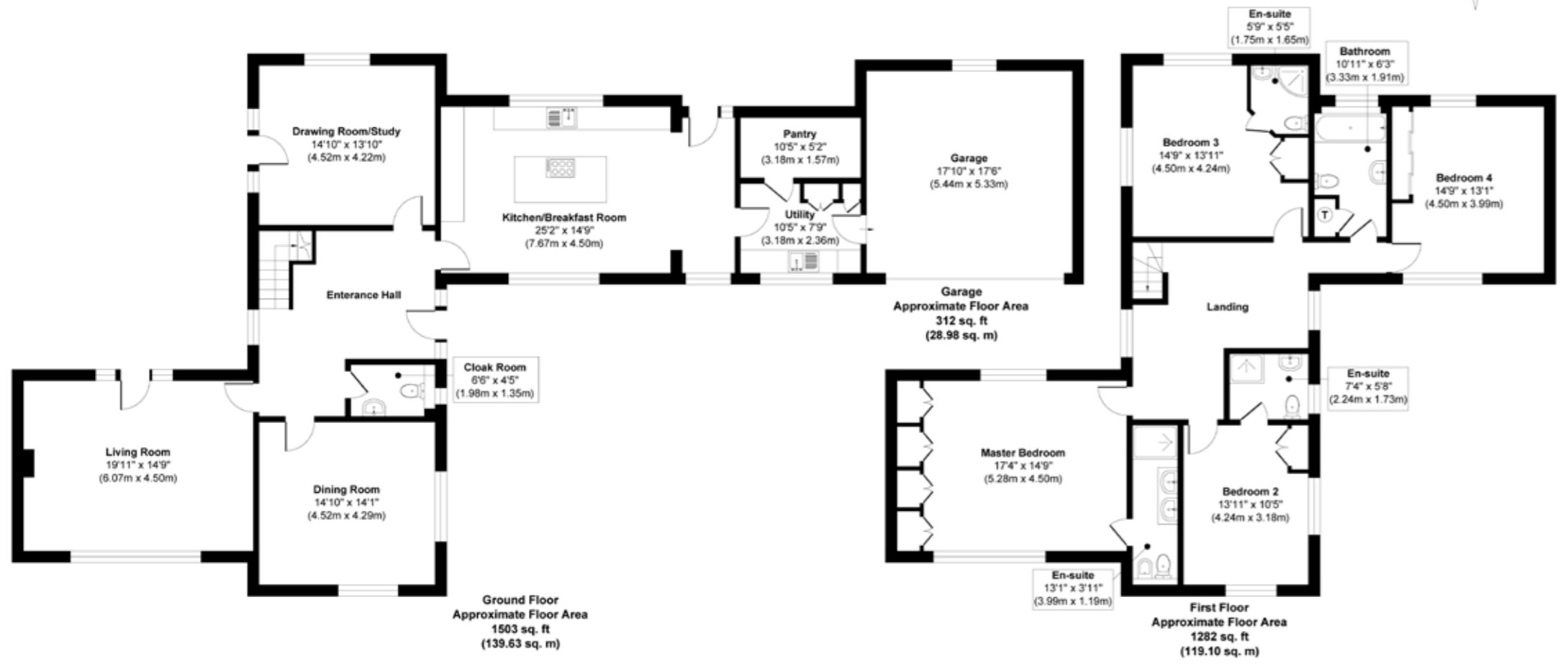
The mature, well-tended garden is very generous, sheltered and private, particularly in the summer when the beautiful backdrop of trees are in full leaf. A pair of contemporary metal gates open automatically onto the resin drive which leads up the sloping hillside to the house and garage where there is parking for several cars. Large sweeping lawns are bordered by a great variety of shrubs and trees with paved terraces, both directly off the house and amongst the garden, are ideal for enjoying this very attractive outdoor space. "Being south facing it is sunny all day," say the owners. "We created seating areas so there are places of interest to sit all day and all year round."

King's Cliffe is an attractive, predominantly stone village with an Ofsted rated Good primary school at its centre along with All Saints' & St. James' Church. Situated on Willow Brook river in pretty, rolling countryside, there are many footpaths into woods and country estate land. It is conveniently close to the

A1 - the A43 and the A47 are just 4 miles away - with Stamford and Oundle around 8 miles and the city of Peterborough 13 miles where fast trains to London take 46 minutes making this property ideal for a commuter.

"The village is a very lively one with lots going on. There's a new primary school, whilst school buses run to The Prince William secondary in Oundle, and we have an excellent village shop, a bakery with a coffee shop, a very long-standing greengrocer, a doctors' surgery and a pub serving food and with rooms. The village also runs KC Active which has fantastic facilities for many activities and sports, with floodlit football pitches and tennis courts and a large playground area for the children. Not only that, but there are the KC Players, a very successful theatre group which, for example, holds a panto every year, a gardening club and a conservation group," conclude the owners.





Approx. Gross Internal Floor Area 2785 sq. ft / 258.73 sq. m (Excluding garage)
Approx. Gross Internal Floor Area 3097 sq. ft / 287.72 sq. m (Including garage)

Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property



Local Authority: North Northamptonshire Council

Council Tax Band: G

Services: Mains Electricity, Water and Drainage, Oil Fired Central Heating

Tenure: Freehold

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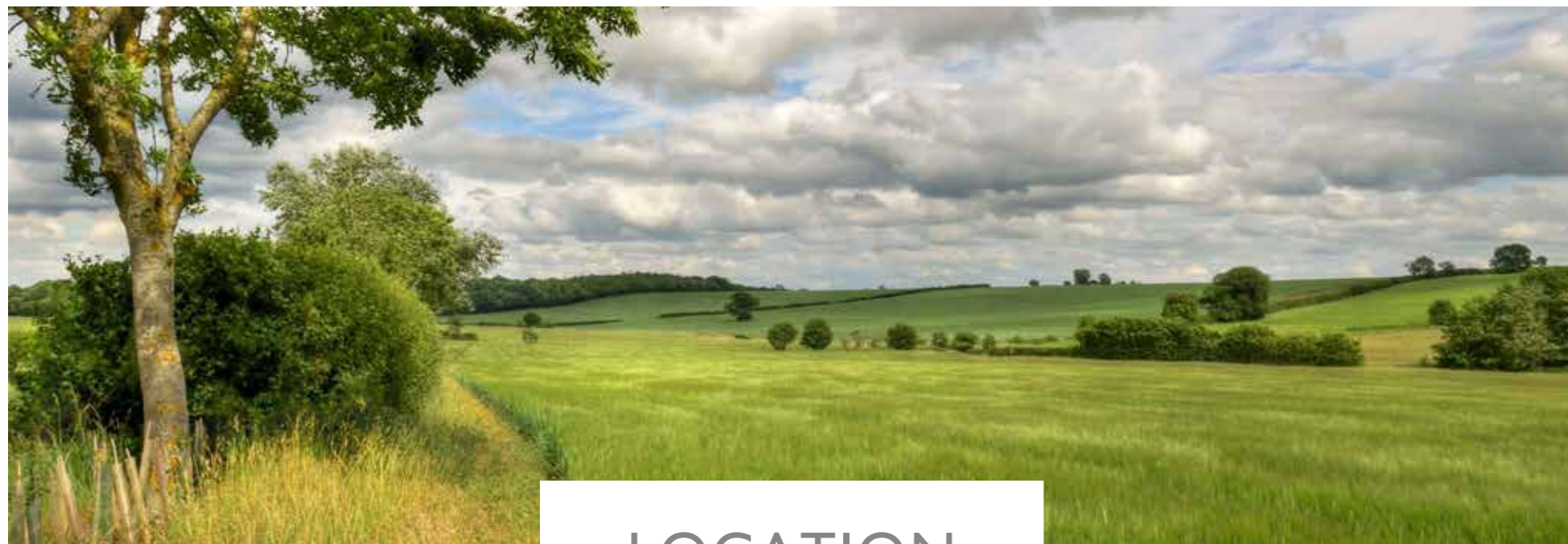
We would also point out that we have not tested any of the appliances and purchasers should make their own enquiries to the relevant authorities regarding the connection of any services.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 c
55-68	D		
39-54	E	48 e	
21-38	F		
1-20	G		

Agents notes:
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LOCATION



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THE FINE & COUNTRY
FOUNDATION

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