



BRITISH
PROPERTY
AWARDS

2018



GOLD WINNER

ESTATE AGENT
IN STAMFORD

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South Wing, Clare Lodge, First Drift,
Wothorpe

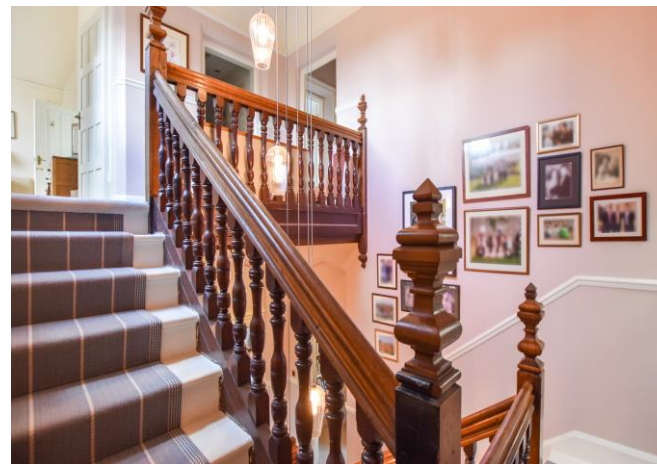
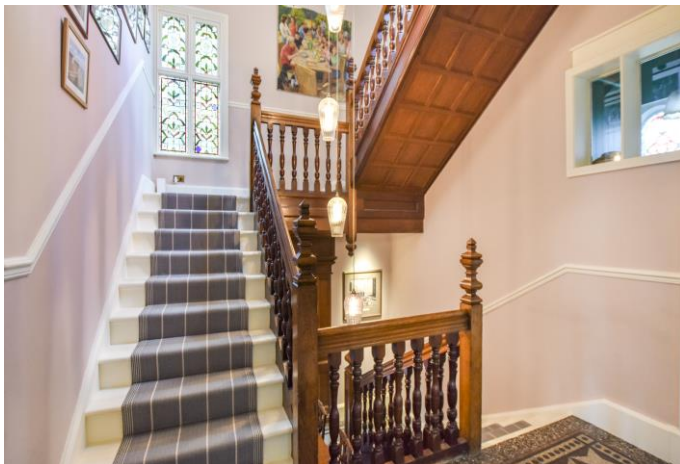
Stamford, PE9 3JL

£875,000

SUMMARY

- Recently Refurbished Three Bedroom Character Property
- Three Reception Areas
- Three Bathrooms
- Double Sized Garage
- South Facing Terrace
- Leasehold Property & Share Of Freehold
- 2345 Sq Ft
- Premier Location

















Set within the heart of a striking mid-19th-century Gothic residence, this expansive home forms the central portion of Clare Lodge—just a mile from Stamford’s railway station. Featuring the building’s grand main entrance and staircase, it offers exceptional proportions, a private terrace, garaging, and elegant living spaces. The property has been refurbished to a high standard throughout.

The South Wing at Clare Lodge, positioned at the heart of this magnificent Grade II Listed Victorian Gothic home (circa 1850) and enjoys the prestige of being the main entrance to the building, with access to the original sweeping staircase. This impressive residence spans the majority of the first and second floors, offering an elegant layout rich in Victorian character and architectural detail. The entrance opens into a grand, hallway, currently serving as a stylish dining space with stone-flagged flooring. From here, a handsome oak staircase ascends to the main living level, where you'll find two generously sized reception rooms, a well-proportioned sitting room, a utility room, and a guest WC. Both reception rooms boast high ceilings and large windows, creating an airy, light-filled environment. The kitchen also opens directly onto a raised, south-facing terrace—perfect for outdoor entertaining. Upstairs, the second floor houses three spacious double bedrooms, all enjoying attractive views. The primary bedroom features an en suite, while a family bathroom conveniently serves the remaining two bedrooms.

Essential Information:

Tenure: Leasehold—200 years from 25 December 1985 (approximately 160 years remaining) Freehold Ownership: Held by Clare Lodge (Wothorpe) Management Company, jointly owned by the four leaseholders Annual Management Fee: 2160 pounds (includes building maintenance, gardening, and ground rent) Living Space: Approx. 2,345 sq ft

Location Highlights:

Wothorpe is a desirable residential enclave on Stamford’s southern edge, just a short stroll from local amenities including Stamford’s railway station, Stamford School’s Junior House, and the renowned George Hotel. The historic market town of Stamford is celebrated for its well-preserved Georgian architecture and vibrant community. Residents enjoy a range of dining, shopping, and cultural experiences, alongside practical services and supermarkets. The iconic Burghley House and its scenic parklands lie only a short distance away, while Rutland Water—a haven for nature lovers, sailors, and outdoor enthusiasts—is approximately 9 miles from the property.

Approximate Area = 217.9 sq m / 2345 sq ft (Excluding Void)
Cellar = 47 sq m / 506 sq ft
Garage = 29 sq m / 312 sq ft
Total = 293.9 sq m / 3163 sq ft
Including Limited Use Area (2.7 sq m / 29 sq ft)
For identification only. Not to scale.

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