



MOONACRE HOUSE
FIRST DRIFT, WOTHORPE

JAMES
SELICKS



“... UNIQUE, FOUR-BEDROOM HOME

...”

Moonacre House, originally built in 2000, offers a wonderfully unique four-bedroom home with spacious and light-filled accommodation, a gated driveway, double garaging, and a well-established wrap-around garden, all nestled into the secluded location of Wothorpe, just outside the historic market town of Stamford.

Dining Kitchen • 33 ft. Reception Room • Utility Room, Downstairs Cloakroom
• Two Ground Floor Bedrooms • Two First Floor Bedrooms • Three Bath/Shower Rooms • Wrap-Around Plot, Beautifully-Landscaped Garden • Sought After & Exclusive Location • NO CHAIN • EER - TBC

Ground Floor

An entrance porch opens into a sizeable entrance hall with access to the ground floor accommodation and stairs rising to the first-floor galleried landing. The ground floor in brief consists of a dining kitchen, a 33 ft. reception room, utility room, two ground floor bedrooms with Jack and Jill bathroom and a downstairs cloakroom.

The vaulted reception room is the centrepiece of the home with the ceiling extending all the way to the skylights in the apex of the roof. There is ample space for comfortable seating and an impressive stone chimney breast with a raised fireplace housing a log-burner. Two large picture windows and a French door provide views and access to the rear garden space.

To the front of the property is the dining kitchen, with one elevation completely glazed and Velux windows to the roof, this room is flooded with light and complete with a comprehensive range of bespoke fitted units, central island, a variety of integrated appliances to include two eye-level ovens, a Fisher & Paykel fridge freezer, dishwasher, built-in water softener and a Quooker tap. The utility room sits just off the kitchen providing extensive storage, space for white goods and a door out to the rear garden.

The ground floor is completed by two of the four bedrooms, separated by a Jack and Jill bathroom, they are both of a generous size and are complete with built-in wardrobes.



First Floor

To the first floor, there are vaulted ceilings throughout creating a wonderful sense of space and light. The galleried landing itself is a substantial size with an office space overlooking the main reception room. There are two further double bedrooms both complemented by spacious ensuite bathrooms and the principal bedroom being an incredible size, spanning 26 ft. All bathrooms throughout the property have been beautifully-appointed with contemporary fittings and the master ensuite complemented by a spa bath.

Outside

The flow from inside to out is felt throughout the entire property with doors opening to the outdoor areas from many of the ground floor rooms. To the front, the property is approached through automatic metal gates opening onto an expansive gravel driveway offering parking for up to 8 cars and access to the double garage with electric doors.

The plot wraps around the property on all sides and has been beautifully-landscaped with a multitude of mature planting and specimen trees. To the rear there is a paved, south-facing terrace running the length of the property, completely private and sheltered it offers the perfect spot to enjoy the Summer months and is ideal for outdoor entertaining!



“... FLOW FROM INSIDE TO OUT IS
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PROPERTY ...”

Location

Wothorpe is located just a stone's throw from the pretty and historic market town of Stamford, where you'll find an abundance of independent shops, boutiques, bars and restaurants within easy reach. Choose from the plethora of private and independent schools including the Stamford Endowed Schools close by. Also, on the cusp of the Burghley Estate, the refreshing green expanses of Burghley Park and Burghley Park Golf Club lie at your doorstep. Enjoy strolls along the River Welland and along the crisscrossing network of public footpaths. Commute into London from Stamford Station, picking up the connection at Peterborough. Rutland Water is also close by for days spent adventuring on the water and along the shore.

Services & Council Tax

The property is offered to the market with all mains services and oil-fired central heating including the added benefit of 14 solar panels on the south-facing roof contributing to electricity bills. Peterborough City Council - Tax Band G.

Tenure

Freehold

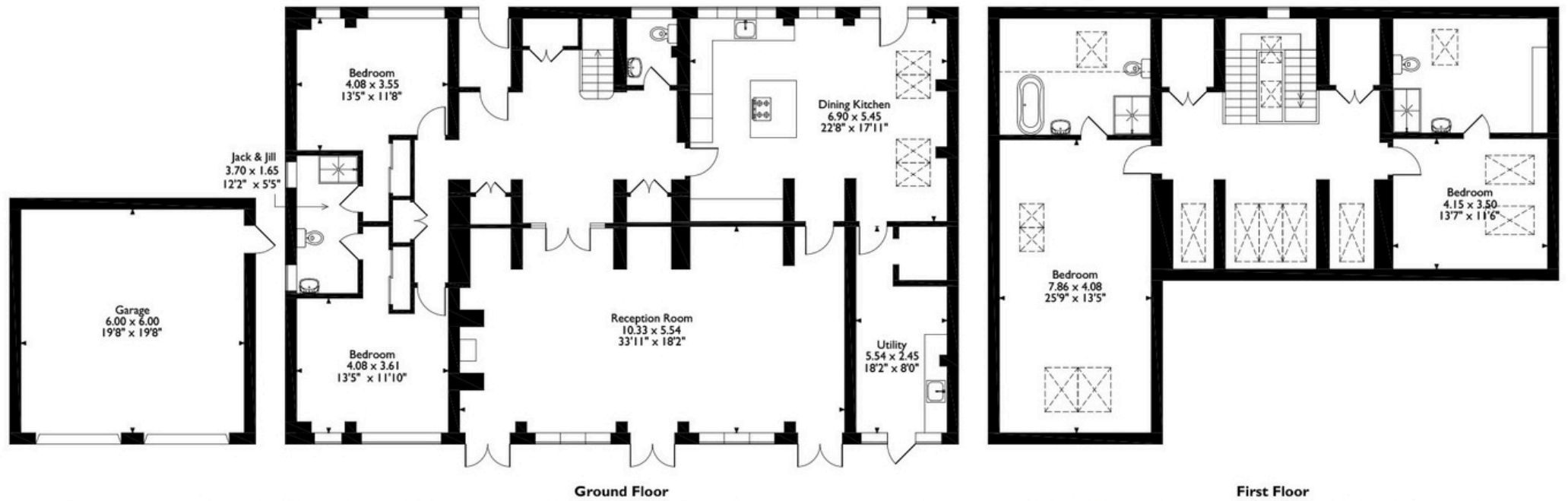




Moonacre House, First Drift, Wothorpe, Stamford PE9 3JL

House Total Approx. Gross Internal Floor Area incl. Garage = 3671 ft² / 341 m²

Measurements are approximate, not to scale, for illustrative purposes only.



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



JAMES SELICKS

Oakham Office

6-8 Market Place, Oakham
Rutland LE15 6DT
01572 724 437

oakham@james sellicks.com

Market Harborough Office

01858 410 008

Leicester Office

0116 285 4554

www.james sellicks.com



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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.