

The #1 Agent in the area bringing London & out of area buyers to your door



- Detached Character Property
- Scope To Extend / Develop STPP
- Attractive Open Countryside Views
- Spacious Plot
- Detached Garage Ideal For Office / Annexe
- Sought After Village Location
- Four Bedrooms
- NO CHAIN

## Stonecroft, Southorpe, PE9 3BX

Stonecroft is an individually designed detached character home, nestled in the sought-after village of Southorpe occupying an attractive plot backing onto open countryside. The property is offered to the market with no onward chain.

Having been well-maintained over the years, the property now gives a fantastic opportunity to extend / improve STPP.

Currently giving approximately 1800sqft of accommodation, the property offers a spacious entrance hallway with cloakroom, large dual-aspect living room opening onto the patio terrace, a study to the front, dining room and fitted kitchen. The first floor offers four well-proportioned double bedrooms and a family bathroom.

Externally, the property is approached by a gated spacious driveway giving ample off-road parking, leading to further parking to the rear and a detached double garage. The rear garden offers a large area of lawn and patio for seating, enjoying open views of the fields beyond.

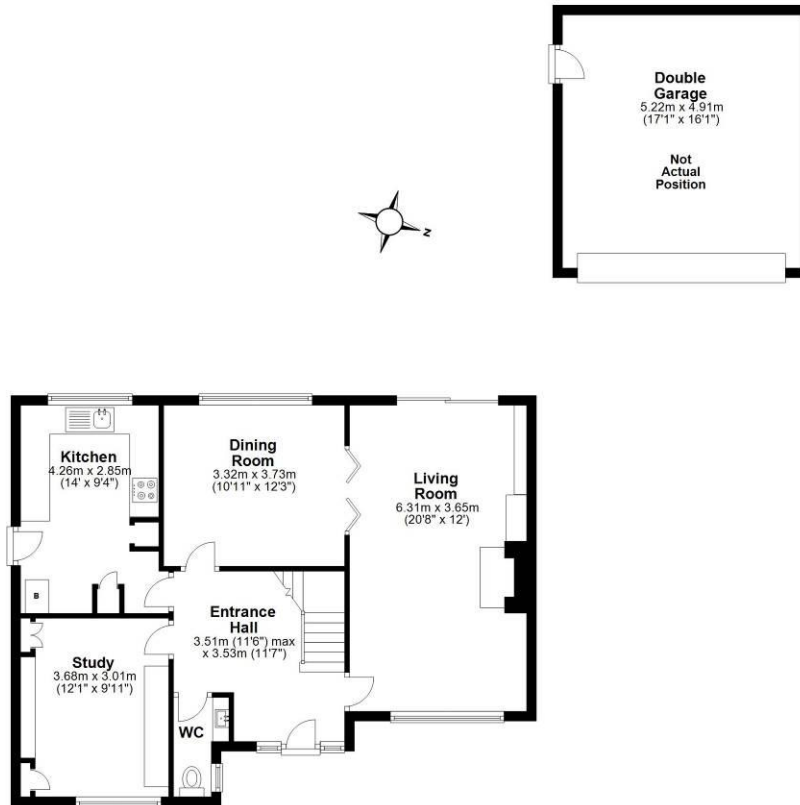
Southorpe is a popular village within close proximity to the market town of Stamford and city of Peterborough, with mainline trains to London in approximately one hour. The village is 1.5 miles from Barnack which has a well-regarded primary school, pub, village hall, cricket and bowls club, Church, a shop/post office and Hills and Holes National Nature Reserve. Nearby Ufford also has a well-regarded pub and a Church. The area is well served for schools and alongside Barnack Primary School, there is Copthill at Uffington, Arthur Mellows at Glinton, the Stamford Endowed Schools, Uppingham, Oakham and Oundle Schools. Specific local places of interest include Burghley House, Rutland Water (with land and water based activities) and Tallington Lakes.



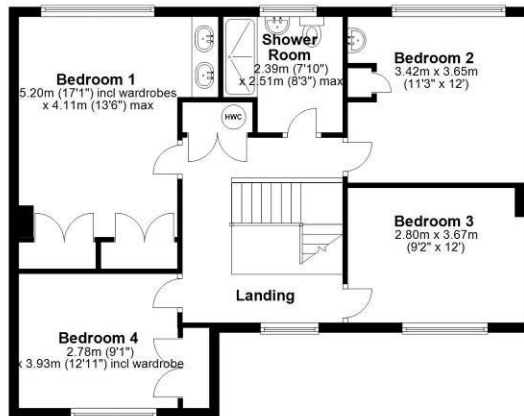


For more information, please contact a member of the team. For enquiries outside of normal office hours: [outofhours@moorestateagents.com](mailto:outofhours@moorestateagents.com)

**Ground Floor**  
Approx. 99.9 sq. metres (1075.8 sq. feet)



**First Floor**  
Approx. 72.9 sq. metres (785.1 sq. feet)

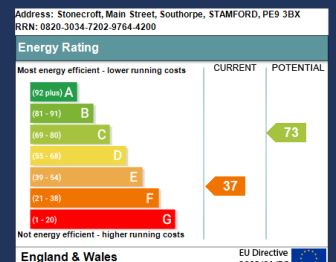


Total area: approx. 172.9 sq. metres (1861.0 sq. feet)  
This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors  
Plan produced using PlanUp.



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