



# Stockwell Avenue, Stamford

Guide Price £650,000



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# Virtual Tour

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This luxurious home is in one of Stamford's most exclusive developments. Grand entrance, spacious kitchen/dining area, private garden, lavish interiors, excellent schooling nearby and fantastic transport links. A rare opportunity for upscale living in this wonderful historic town.



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# Welcome Home

Imagine living in a luxurious, modern, fun 5-bedroom detached house, perfectly placed in an exclusive enclave on one of Stamford's most desirable executive developments. This property is meticulously tailored for those who appreciate the finer things in life and the liberating sense of space that comes with a home of this scale.

## A Grand Welcome

The majestic entrance, expansive driveway, and sumptuous double garage will welcome you home in style. The house stands proud, its facade a perfect blend of contemporary design and timeless elegance, signalling the sophisticated comforts within.

The living room is an inviting sanctuary where style meets comfort. The chic fireplace, dual-aspect windows, and tasteful shutters guarantee privacy, while the warm light creates a welcoming ambience. It's the perfect place for making family memories in an atmosphere of understated luxury.

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# Heart of the Home

The vast kitchen and dining area are designed to be the pulsating heart of the home. It's perfect for hosting lavish celebrations or tranquil family dinners. The bi-folding doors dissolve the boundary between the exquisite interiors and the serene family garden, introducing an airy expansiveness and the alluring option of dining under the sky.











# Rest and Relax

Ascend to the private quarters, where the principal suite unfolds as a lavish retreat, graced with a dressing area and an en-suite that promises rejuvenation. Four additional bedrooms spread over two floors, each a testament to comfort and elegance, await to accommodate your loved ones or guests.









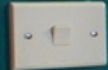


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# Garden Oasis

Step outside into the private rear garden, a tapestry of tranquillity enclosed by artisanal pleached trees. The patio area is perfect for outdoor dining or basking in the serenity of your personal oasis. It's a verdant oasis perfect for reflective solitude or animated socialising.

The property's exterior is delightful, with a garden that invites joyful entertainment and intimate alfresco moments. The house's outward charm hints at the sanctuary of sophistication that lies beyond its threshold.







Ground Floor

**Approximate total area<sup>m</sup>**

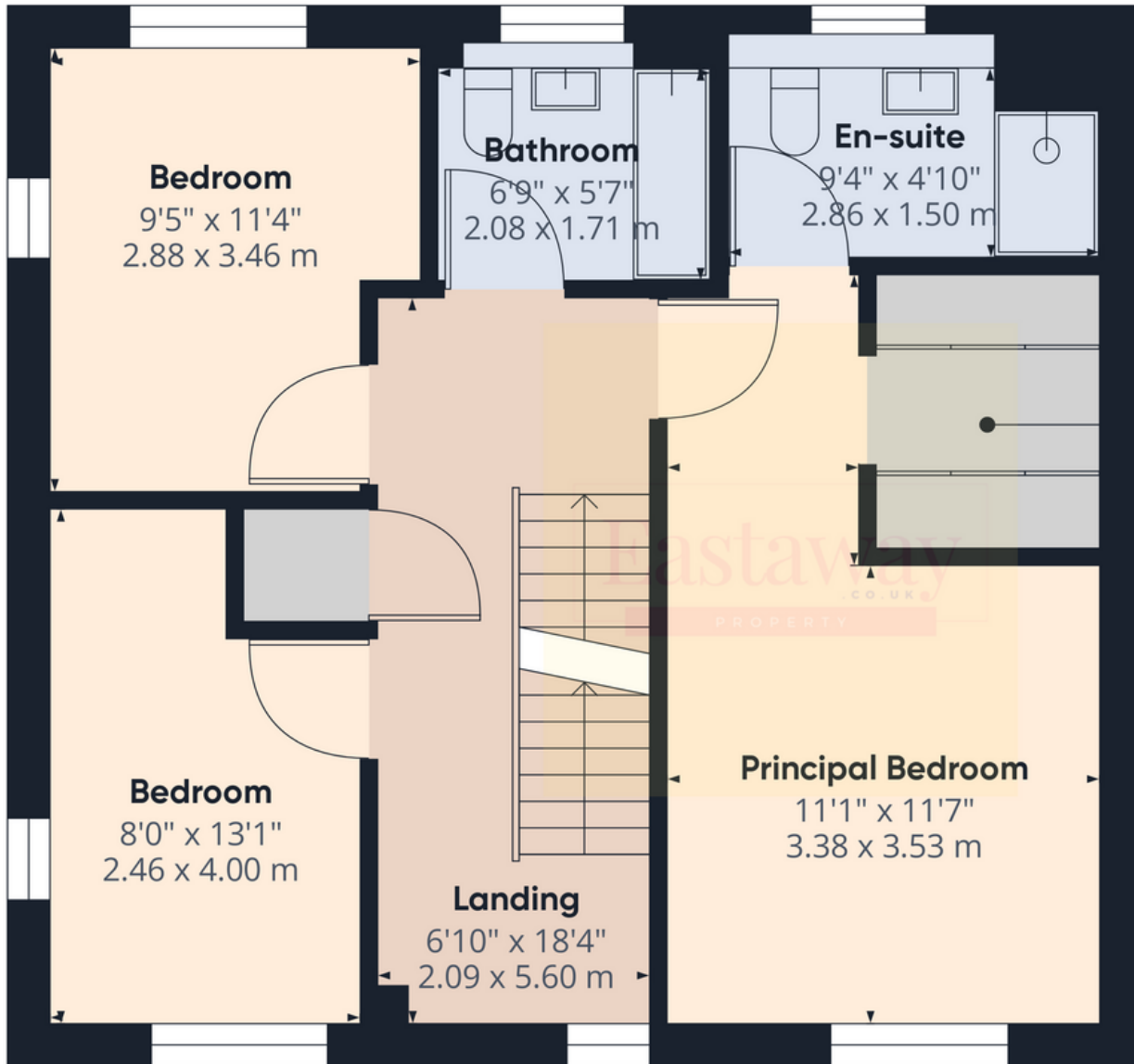
1078.79 ft<sup>2</sup>

100.22 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.





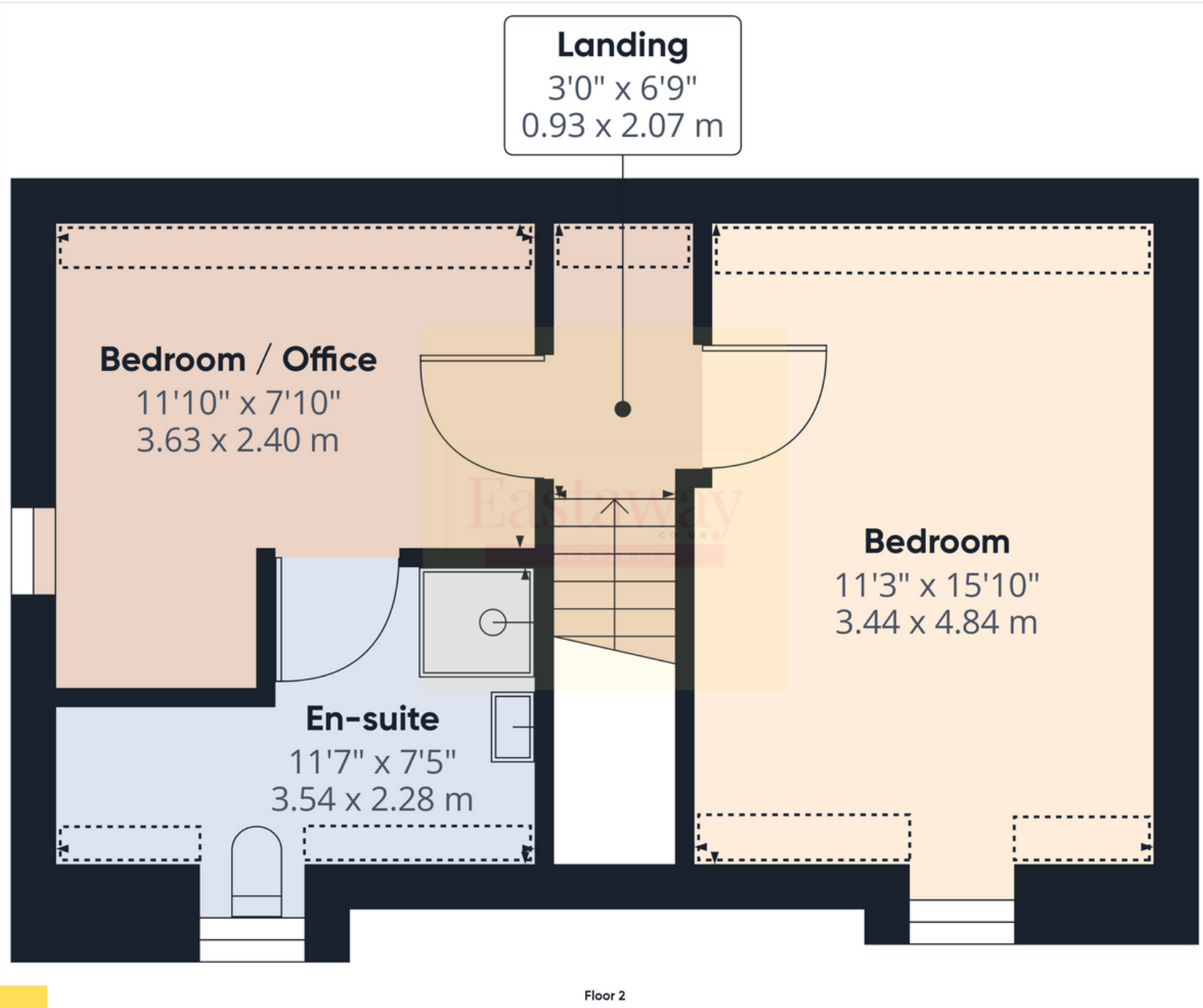
Approximate total area<sup>(1)</sup>  
626.03 ft<sup>2</sup>  
58.16 m<sup>2</sup>

Excluding balconies and terraces

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Floor 1





**Approximate total area<sup>®</sup>**  
390.95 ft<sup>2</sup>  
36.32 m<sup>2</sup>

**Reduced headroom**  
45.72 ft<sup>2</sup>  
4.25 m<sup>2</sup>

Excluding balconies and terraces

⌈⌋ Reduced headroom  
(below 1.5m/4.92ft)

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Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

2095.77 ft<sup>2</sup>

194.7 m<sup>2</sup>

**Reduced headroom**

45.72 ft<sup>2</sup>

4.25 m<sup>2</sup>

Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



# Delve Into The Details

This detached new build, constructed between 2016-2017, is a freehold property spanning approximately 0.08 acres (327 sq metres). Ground Floor approx. 1078.76 sq foot. First Floor approx. 626.03 sq foot . Second Floor approx. 390.95 sq foot. Approximate Total Area: 2095.77 sq foot.

It enjoys all main services (gas, electricity, water, sewage) and is under the jurisdiction of the South Kesteven District Council (Council Tax Band: F, EPC Rating: B).

The property's prime location ensures a brief commute to Stamford town centre and the train station, good mobile coverage, and broadband speeds catering to all digital needs.

5 minute drive / 25 minutes approx. Walk into Stamford town centre.

8 minute drive / 30 minute walk approx. To Stamford train station.

Mobile Coverage is considered Good with EE, O2, Vodafone and Three.

Average broadband speed – 14mb for basic, 1100mb for ultrafast and overall.

There is an annual charge of approx. £136.00 payable to the management company for the upkeep of green spaces and parks on the estate.



# Stamford Living

Stamford has been crowned 'Best Place to Live' by The Sunday Times on more than one occasion, and it's easy to understand why. This picturesque town seamlessly blends rich Georgian architecture, cultural diversity, and modern living, creating an atmosphere that inspires awe. With a plethora of Grade II listed buildings, two theatres, and countless boutique shops, bars, and restaurants, Stamford emanates a vibrant energy that is sure to captivate individuals of all ages. Families looking for a place to call home will find Stamford's excellent educational facilities a compelling reason to settle down.

The town's strategic location, with close proximity to Cambridge, Leicester, Lincoln, and Peterborough, and its exceptional transportation links, including a 45-minute commute to Kings Cross from Peterborough, only add to its appeal. Burghley House, a popular venue for the international Burghley Horse Trials, has been featured in many films and series, and its year-round events calendar caters to everyone, adding to the town's cultural diversity. Stamford's low crime rates, bustling high street, and a strong sense of community make it an inspiring and delightful place to live.







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*Viewings*

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Viewings are by appointment only and must be  
booked at least 24 hours in advance using one of  
the methods above.

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