



Clover House First Drift, Wothorpe

Offers Over £2,000,000

Clover House First Drift

Wothorpe, Stamford

An exceptional triple gable-fronted contemporary residence finished to an uncompromising standard extending to over 5,330 sq ft on one of Stamford's most prestigious roads.

Council Tax band: H

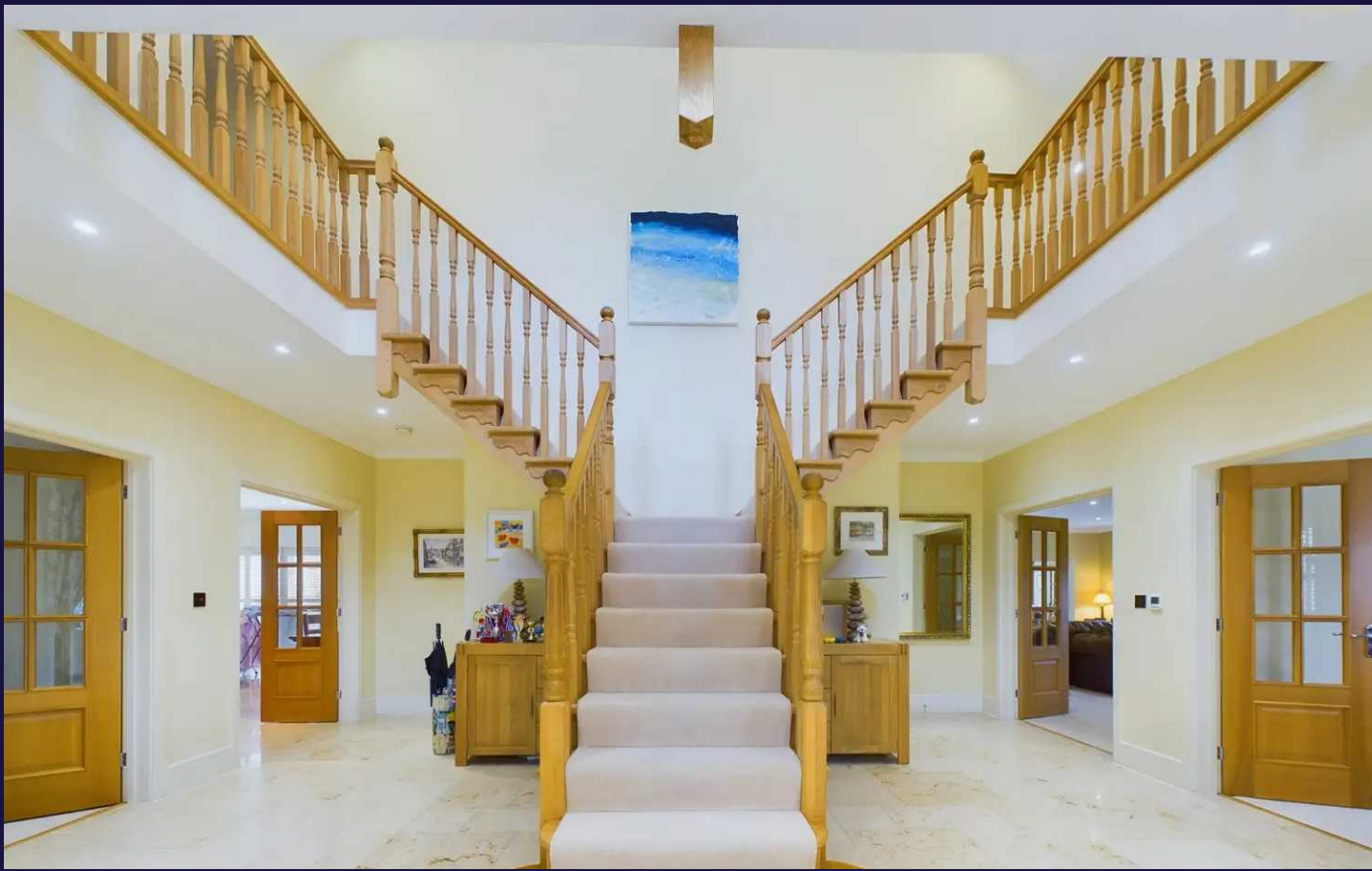
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G

- Distinctive stone-built residence spanning approximately 5,330 sq ft in the serene hamlet of Wothorpe
- Six versatile reception areas including a magnificent games room situated above the triple garage with potential for conversion into a self-contained annexe.
- Gourmet kitchen fitted with granite worktops and an array of integrated appliances; limestone flooring extends to the utility and hallway
- Exquisite interior details including two-panel oak doors, chrome fixtures, and moulded skirtings and architraves
- Five large double bedrooms, all en-suite.
- Triple garage and gated driveway parking for numerous vehicles.
- Elegant block paved driveway and natural stone paving for paths and patio
- Landscaped rear gardens encased by stone walls, complete with a rainwater storage system for irrigation

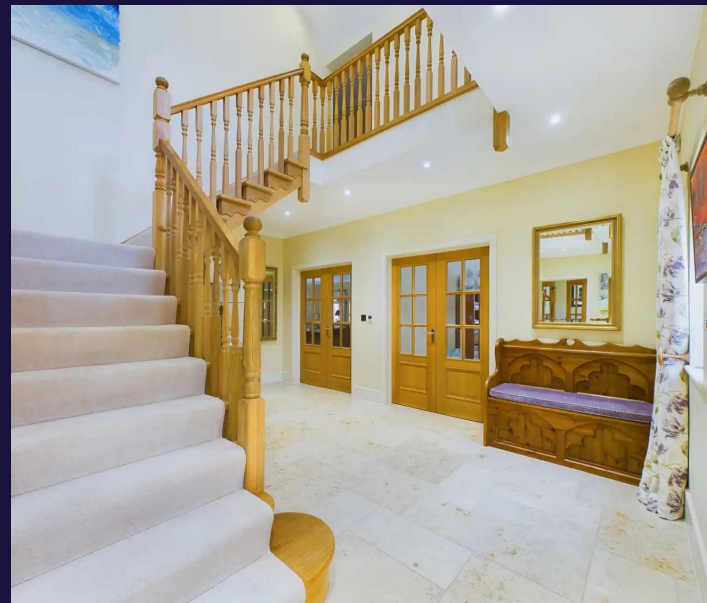
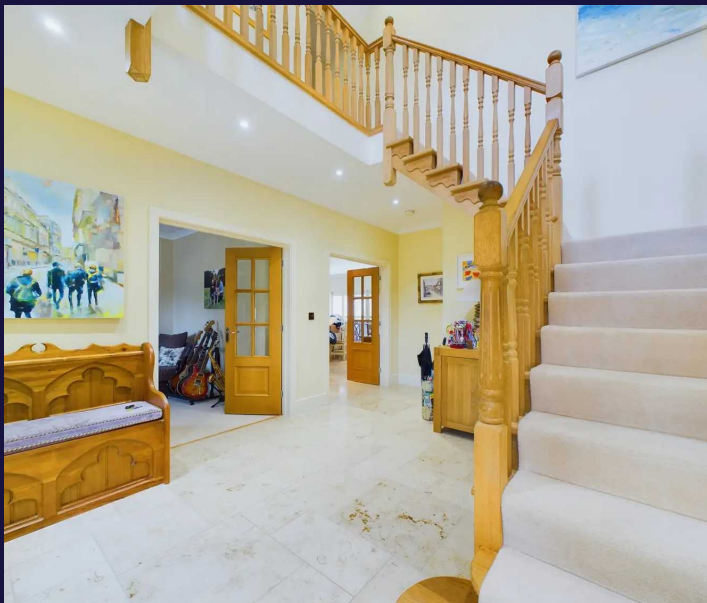




Situated in the exclusive and peaceful hamlet of Woithorpe, this splendid stone-built home has been meticulously crafted by Hereward Homes. It is architecturally magnificent while maintaining its warmth and welcoming nature.

The grandeur of Clover House is immediately evident upon arrival with its enclosed gated driveway and oak cottage-style front doors, natural slate tiled roof, gardenia-painted joinery windows, and the picturesque setting of First Drift. The interior reflects the same grandeur; when stepping inside, you find yourself in the triple-height atrium-style entrance hall. A central oak staircase leads to a galleried landing and onwards to the well-proportioned east and west wings.

Staying on the ground floor, the living spaces, including a voluminous games room above the triple garage, are designed for entertainment and relaxation, accented with recessed lighting and neutral decor throughout. From the entrance hall, superior oak and glazed double doors lead you into each space. On the west wing of the house, there is a spacious playroom overlooking the front of the property, which has dual-aspect windows and ample space for creativity and fun. The main sitting room is exquisite, with a gold damask feature wall, a stone fireplace and a log burner that keeps the space cosy in the colder months. Dual aspect windows and glazed double doors leading to the southwest-facing rear garden flood this space with light, and a further pair of oak and glazed doors take you through to the sun-drenched bespoke sunroom, where a beautiful vaulted ceiling complete with full-height windows and bespoke shutters make it feel as if you've stepped into the Hamptons.





To the house's east wing, there is a study conveniently off the entrance hall, a cloakroom and a guest WC. Another exquisite set of oak and glazed double doors leads into the cavernous kitchen diner and formal dining room. From here, the spacious utility room and rear hallway that connects the main house to the garage and games room above can be accessed. Another entrance and WC are here, giving this property scope for the potential development of a self-contained annexe above the garage.

The traditional country kitchen is finished to the highest standard with granite worktops, a statement Aga, and top-tier appliances. The limestone flooring is elegant and practical, extending through to the utility room. The patio doors of the kitchen and dining area open to blend with the lush garden terrace, creating an entertainer's paradise and flooding the whole space with natural light. For times when shade is required, bespoke shutters are available.

Upstairs, this home proudly offers five spacious, plush bedrooms, each with en-suite facilities that feature stylish Utopia & Kohler vanity units, chrome fittings, and exceptional tiling to the walls and floors. In addition, En-suite 3 and En-suite 4, which is also considered the main family, feature Daryl Aroco shower screens with Grohe showers, whilst the principal suite has a spectacular freestanding bath. The bedrooms feature built-in wardrobes apart from the principal suite, which has a dedicated walk-in wardrobe. Each room is beautifully decorated and presented with bespoke window dressings and plush carpets.



Entrance Hall

17' 0" x 20' 4" (5.18m x 6.19m)

Snug / Playroom

12' 9" x 19' 4" (3.89m x 5.90m)

Sitting Room

28' 9" x 20' 4" (8.76m x 6.21m)

Sunroom

17' 0" x 13' 11" (5.19m x 4.25m)

Study

12' 9" x 11' 1" (3.88m x 3.38m)

WC

3' 3" x 6' 3" (0.98m x 1.91m)

Kitchen Diner

20' 5" x 20' 5" (6.22m x 6.22m)

Dining Room

13' 0" x 20' 4" (3.96m x 6.19m)

Utility Room

12' 8" x 7' 9" (3.87m x 2.35m)

Rear Hallway

3' 7" x 5' 1" (1.08m x 1.56m)

WC

4' 11" x 5' 1" (1.49m x 1.56m)

East Hallway

6' 11" x 3' 0" (2.12m x 0.91m)

Triple Garage

32' 7" x 18' 11" (9.94m x 5.76m)

Games Room

32' 3" x 15' 5" (9.82m x 4.69m)

Galleried Landing

13' 3" x 20' 3" (4.03m x 6.18m)





Galleried Landing
13' 3" x 20' 3" (4.03m x 6.18m)

West Wing Landing
7' 9" x 6' 8" (2.36m x 2.02m)

Principal Bedroom
20' 4" x 12' 1" (6.21m x 3.69m)

Principal En-Suite
13' 7" x 7' 9" (4.15m x 2.37m)

Principal Walk-in Wardrobe
9' 3" x 7' 10" (2.82m x 2.38m)

Bedroom 2
16' 9" x 16' 4" (5.10m x 4.99m)

En-Suite 2
8' 1" x 8' 2" (2.47m x 2.50m)

East Wing Landing
3' 2" x 8' 5" (0.96m x 2.56m)

Bedroom 3
12' 6" x 13' 6" (3.80m x 4.11m)

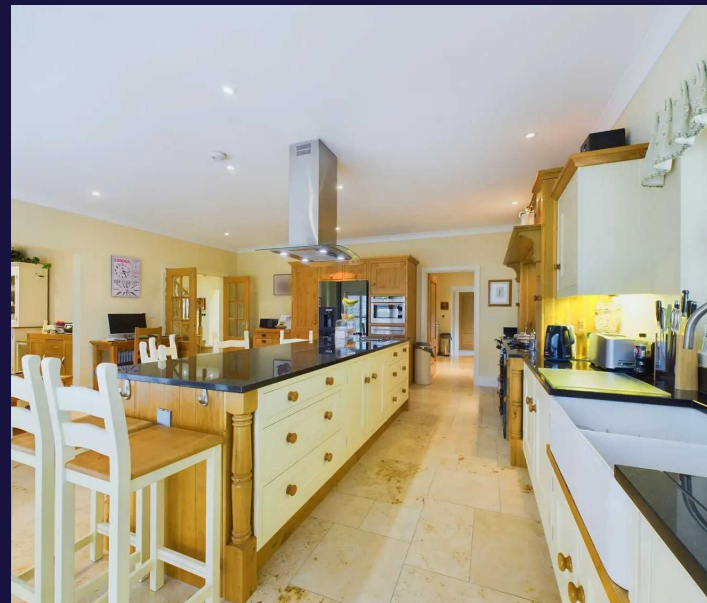
En-Suite 3
8' 0" x 8' 2" (2.45m x 2.49m)

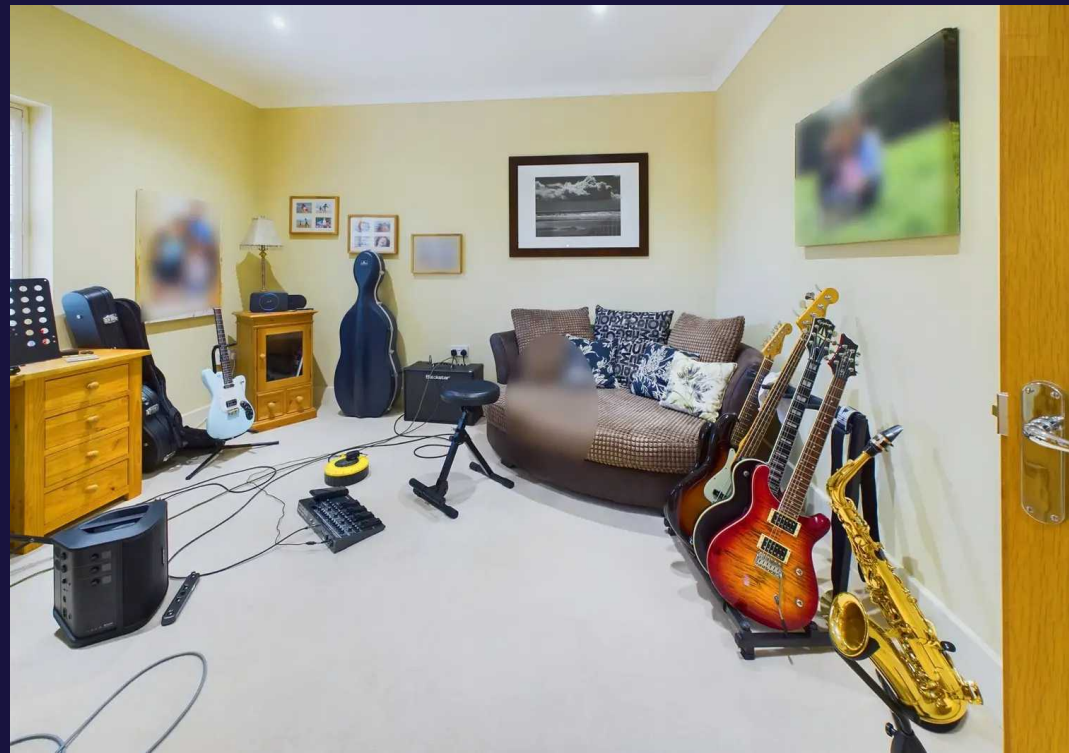
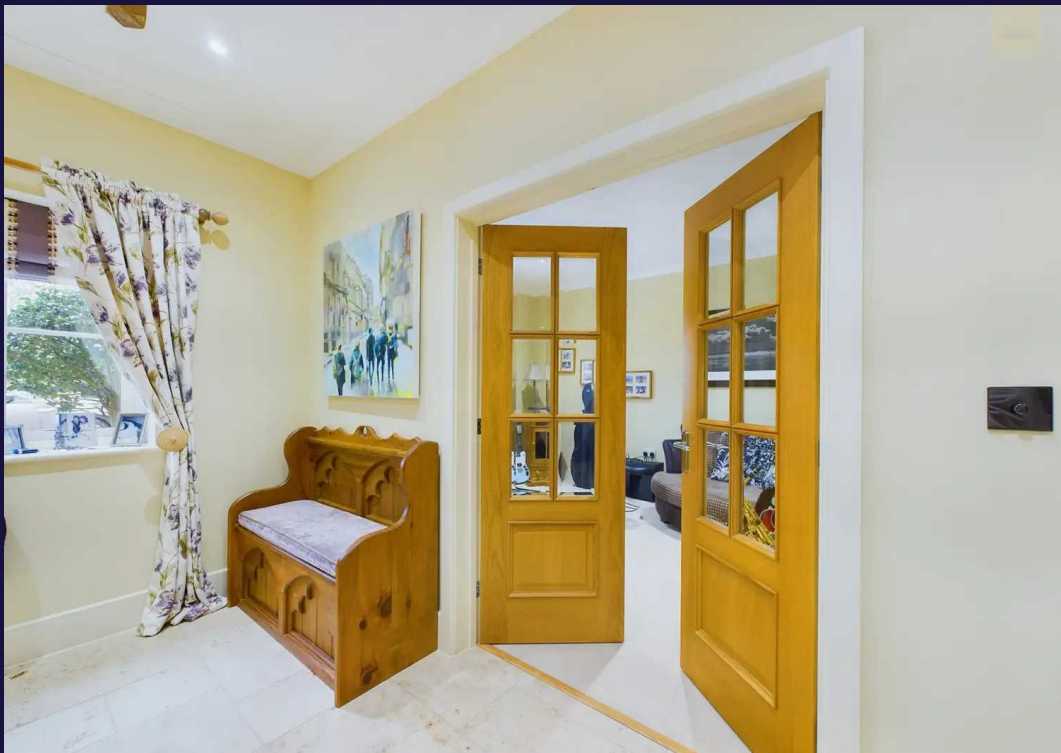
Bedroom 4
12' 7" x 12' 11" (3.84m x 3.94m)

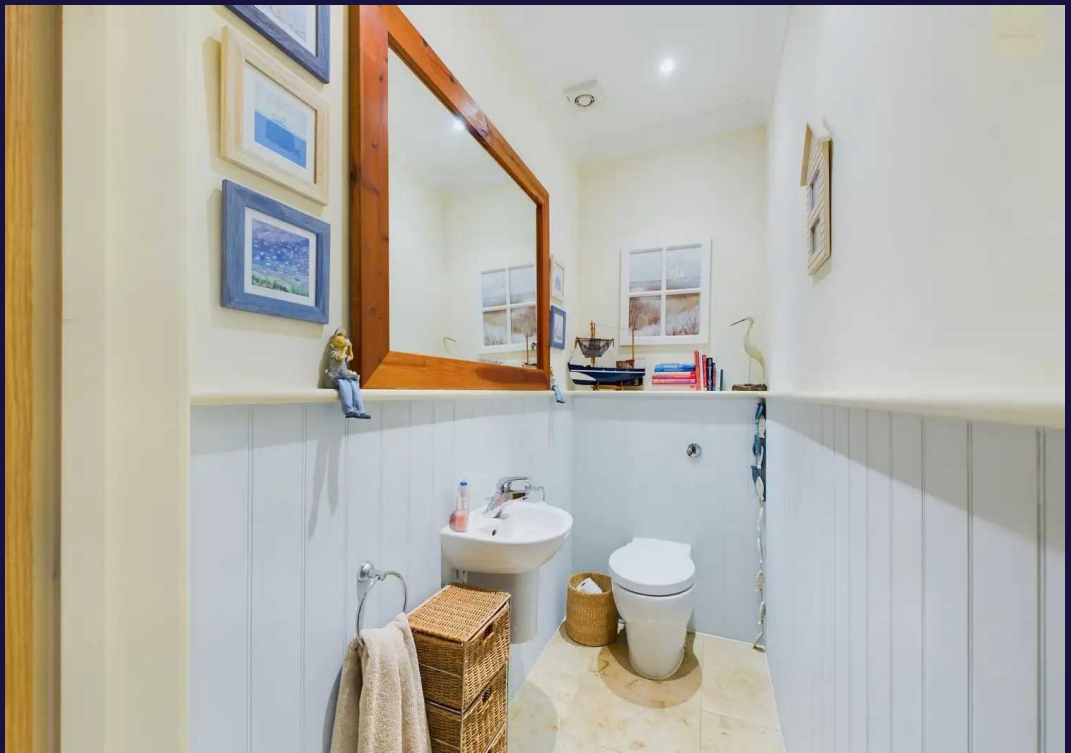
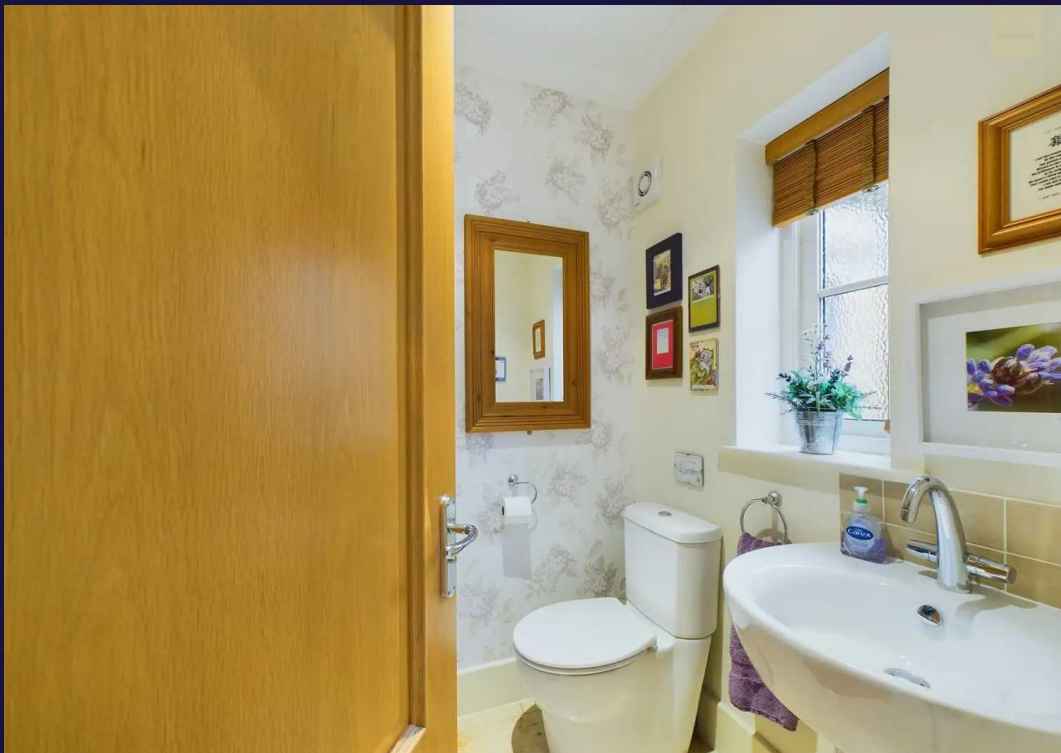
Jack and Jill En-Suite 4
7' 3" x 9' 10" (2.22m x 3.00m)

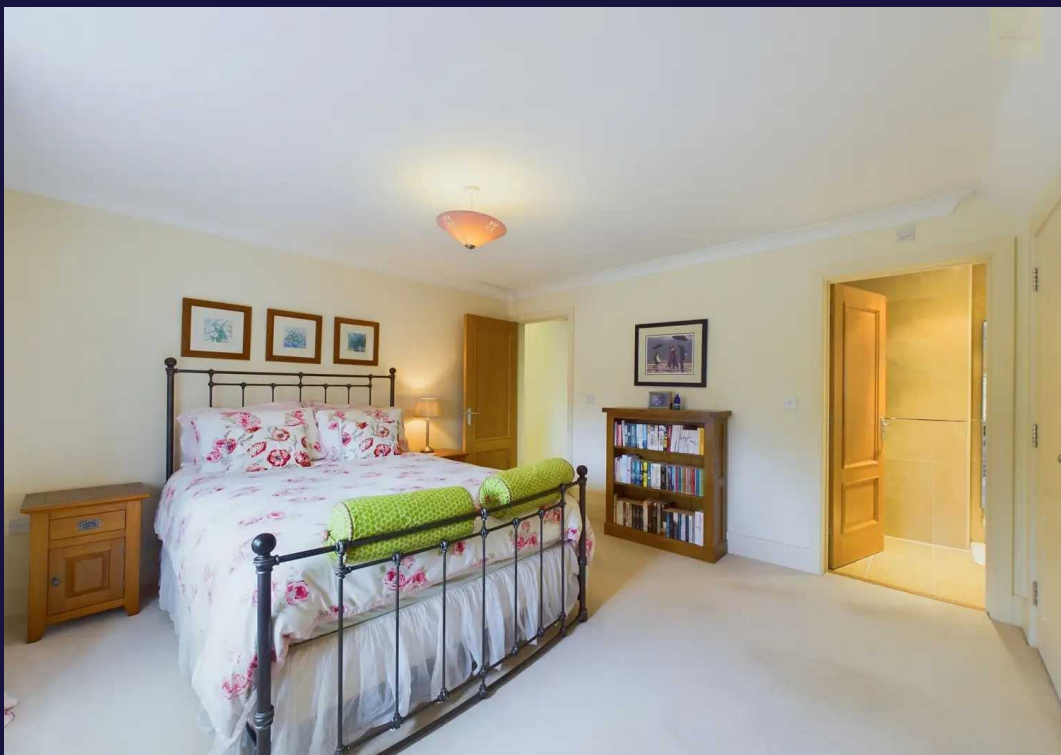
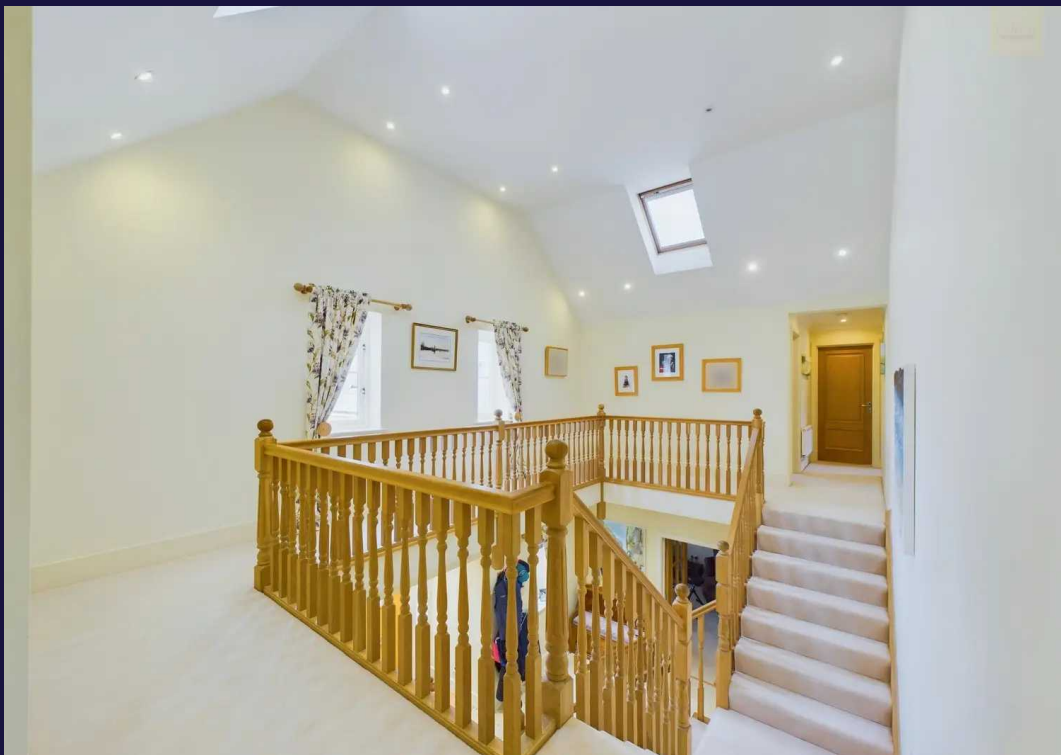
Bedroom 5
12' 7" x 13' 0" (3.84m x 3.95m)

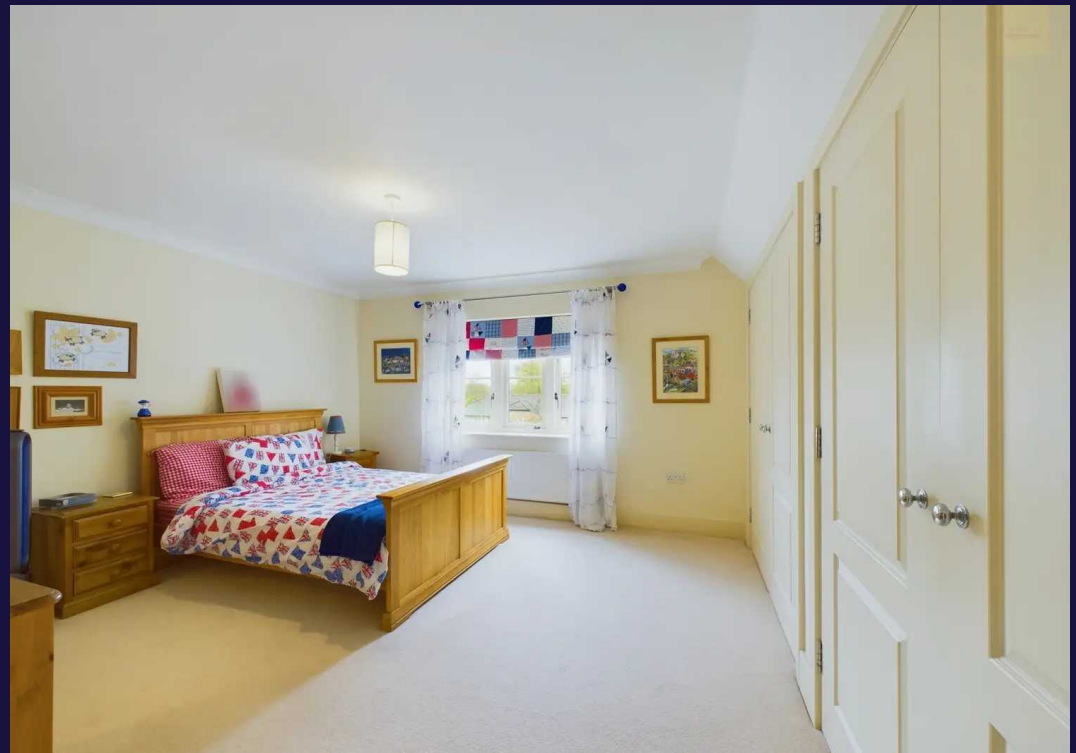
En-Suite 5
4' 8" x 13' 2" (1.43m x 4.01m)

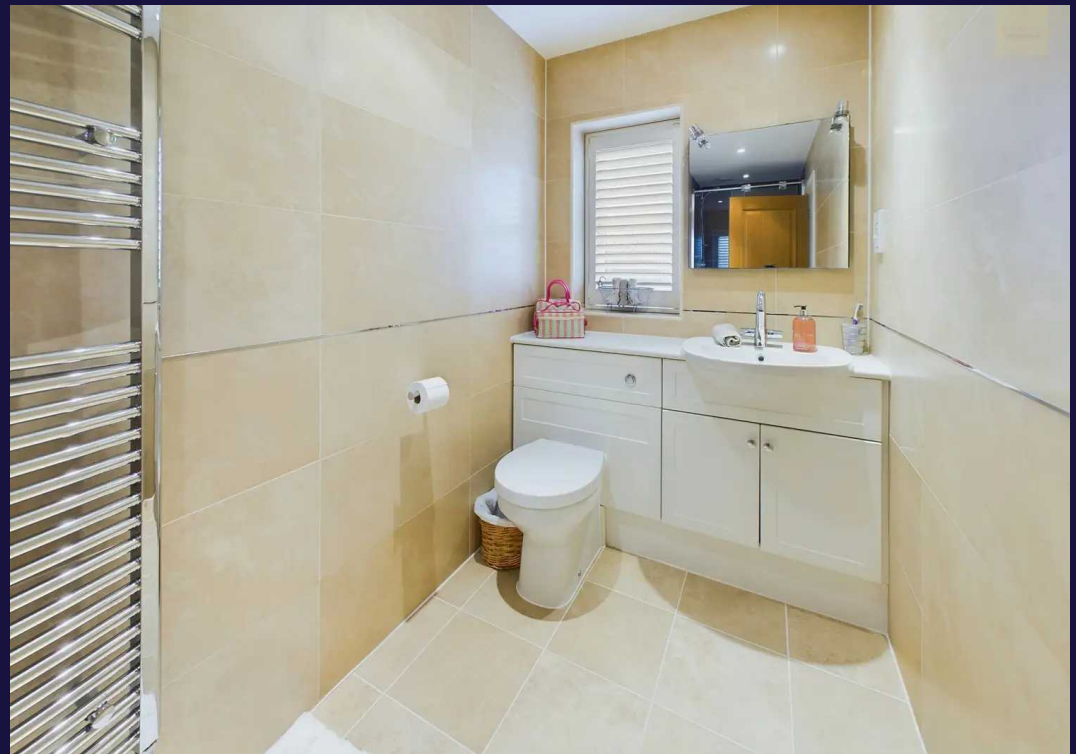
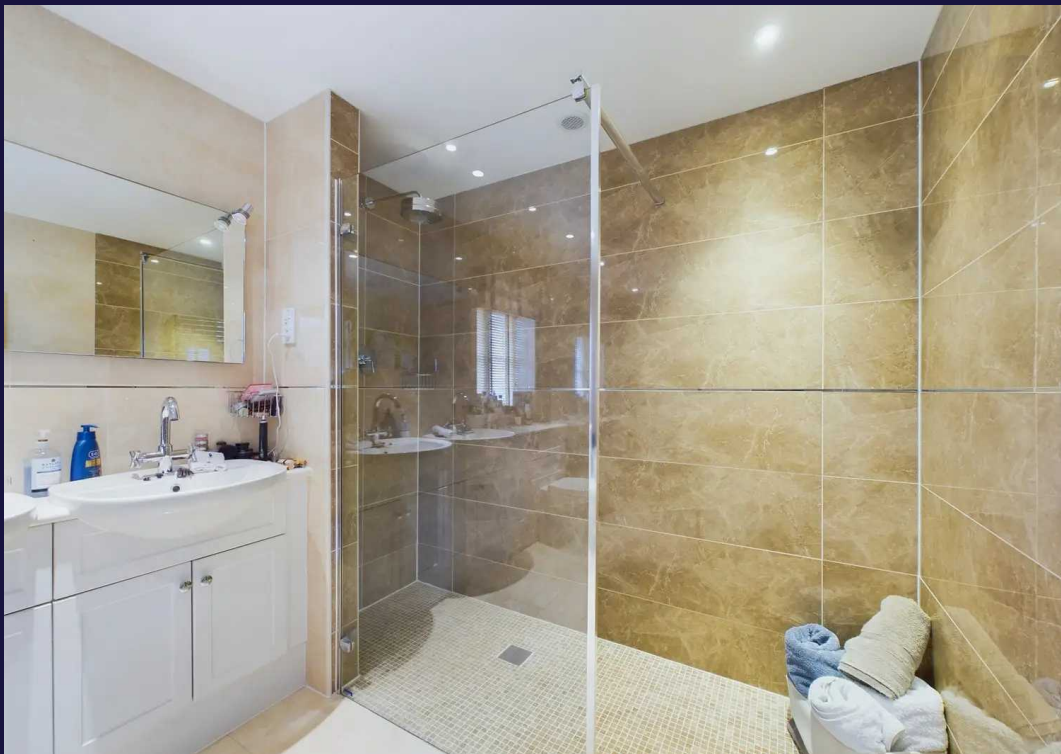
















The garden is meticulously landscaped with a blend of evergreen shrubbery and hedging for interest and privacy. It is southwest-facing, capturing the best of the sunlight, with a sizeable patio terrace that invites alfresco living. At the front of the property, there is a garden store made of stone with an original slate roof. This building was present on the land before the house was constructed and was originally used as a dairy before being converted into a stable and finally a garden store.

No expense has been spared at Clover House. It feels like a mansion due to its 5,330 square feet of space, but it offers the warmth and joy of a loved family home. There are no compromises required here. This property has the location, the grandeur, the prestige and the warmth we aspire to have from our homes.





GARDEN

GARAGE

Double Garage

DRIVEWAY

5 Parking Spaces





Ground Floor



Floor 1

Approximate total area⁽¹⁾

5330.19 ft²

495.19 m²

Reduced headroom

68.18 ft²

6.33 m²

(1) 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.



Ground Floor

Approximate total area⁽¹⁾

3109.05 ft²

288.84 m²

Reduced headroom

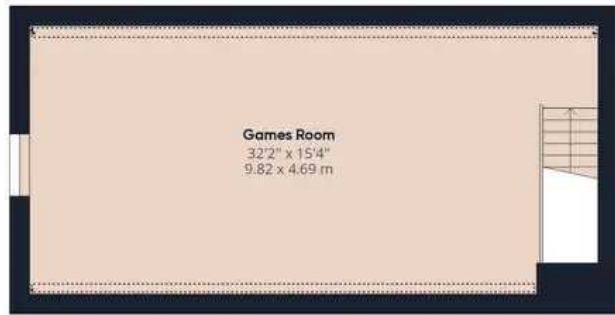
32.12 ft²

2.98 m²

(1) 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.



Floor 1

Approximate total area⁽¹⁾

2221.15 ft²


206.35 m²

Reduced headroom

36.06 ft²

3.35 m²

(1) 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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	18	11
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England, Scotland & Wales

EU Directive
2002/91/EC



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