



1 Field Close

COLLYWESTON

1, FIELD CLOSE

COLLYWESTON, STAMFORD, PE9 3QS

A beautifully appointed stone-built residence nestled in the charming village of Collyweston, just a five-minute drive from the renowned Georgian market town of Stamford.

This exquisite home, constructed just a few years ago, has been meticulously reimaged by the current owners. Featuring underfloor heating to the ground floor and an advanced air circulation system throughout, the property benefits from a consistent ambient temperature year-round, ensuring comfort in all seasons.

Step Inside

On arrival, a welcoming reception hallway greets you with its handsome oak flooring, which seamlessly flows through the majority of the ground floor accommodation. Elegantly appointed with oak doors and stylish wall panelling, this wonderful space offers an immediate sense of light and airiness while cleverly integrated storage cupboards ensure a tidy and organised space from the outset.



This lovely home is designed for both relaxed living and entertaining, with rooms that offer great flexibility. Whether opening the doors to accommodate large gatherings or keeping them closed for intimate family evenings, the flow between rooms ensures an effortless living experience.

Living Space

Double doors lead into the impressive sitting room, which is beautifully proportioned and bathed in natural light from the large windows, complete with plantation shutters, offering views to the front. The feature fireplace creates an inviting focal point, complemented by bespoke in-built cabinetry, balancing form and function in this lovely space.



Kitchen & Dining

The heart of the home is the fabulous kitchen and dining area. Featuring a range of wall and floor-standing cabinetry, the kitchen is equipped with quality integrated appliances, including a range cooker with extractor, a dishwasher and a wine chiller.



Polished granite work surfaces allow plenty of prep space along with a peninsula island with seating providing the perfect space for casual dining or socialising while supper is on the go.

Beyond the island is a spacious dining area with French doors which open onto the private rear garden, enhancing the sense of connection with the outdoors. Completing the kitchen dining area is a walk in pantry cupboard, which complements the kitchen storage perfectly.

Back in the hallway, a guest cloak room and a useful utility room complete the ground floor accommodation, both of which are well thought out and practical as well as stylish.

First Floor

Upstairs, a thoughtfully designed layout offers a large galleried landing area which gives access to three lovely bedrooms and two beautifully appointed bathrooms.

The serene principal bedroom is a truly restful space, with large windows overlooking the Welland Valley. In-built wardrobes provide excellent storage, while the luxurious en-suite bathroom includes a shower, vanity wash hand basin with storage beneath, a loo, and a heated towel rail, all of which is complemented by attractive wall and floor tiling.

A door from the principal bedroom leads to the fifth bedroom, which could also be used as a home office, nursery, or dressing room, depending on needs.





A guest bedroom to the rear of the property offers lovely views of the garden, while the family bathroom features a bath with a shower overhead, a vanity wash basin with storage, and a loo.

Second Floor

The second floor reveals two further spacious bedrooms, both with stunning views over the Welland Valley. One bedroom includes a full range of in-built wardrobes, while the other offers ample space for freestanding furniture. A further family bathroom with a panelled bath, with shower over, a vanity wash basin, loo, and heated towel rail completes the accommodation.

Step Outside

To the front of the property, a low stone wall and neatly trimmed laurel hedging enclose a generous block-paved driveway, providing ample parking for multiple vehicles.



The sunny rear garden offers a serene retreat, meticulously designed for privacy and tranquility. A shaped lawn meets raised planters with atmospheric lighting, creating a wonderful setting for alfresco dining and evening entertainment. The stone terrace is perfect for outdoor furniture, while a built-in garden store ensures that all gardening tools and equipment can be neatly hidden away.

A rear gate provides access to additional guest parking, further enhancing the convenience of this delightful home.

This property offers an exceptional standard of living, combining modern comforts with timeless elegance, all within a short distance of the vibrant town of Stamford.

Local Amenities

Collyweston, a charming village just 4 miles from Stamford, on the A43, offering excellent road access to major cities including Peterborough, Leicester, Corby and Kettering.

The village itself is home to the well-regarded Collyweston Slater pub, renowned for its hearty meals and welcoming ambiance. In addition, the village offers an award-winning, not-for-profit community shop, providing essential groceries alongside a selection of delicious locally sourced artisan goods. For further day-to-day conveniences, Stamford is just a few minutes' drive away.

Stamford, once called the "finest stone town in England" by Sir Walter Scott, is known for its stunning Georgian architecture and vibrant community. It was the first Conservation Area in the UK and frequently appears in "The Best Places to Live in the UK." The town boasts a variety of restaurants, boutique shops, and amenities, plus landmarks like The George Hotel and Burghley House. With direct train links to London, Cambridge, and Birmingham, and easy access to Rutland Water, Stamford offers both rich heritage and modern convenience for commuters.





Floorplan

Total Area Approx:

227.1 sq m / 2444.6 sq ft

Ground Floor: 83.7 sq m / 900.4 sq ft

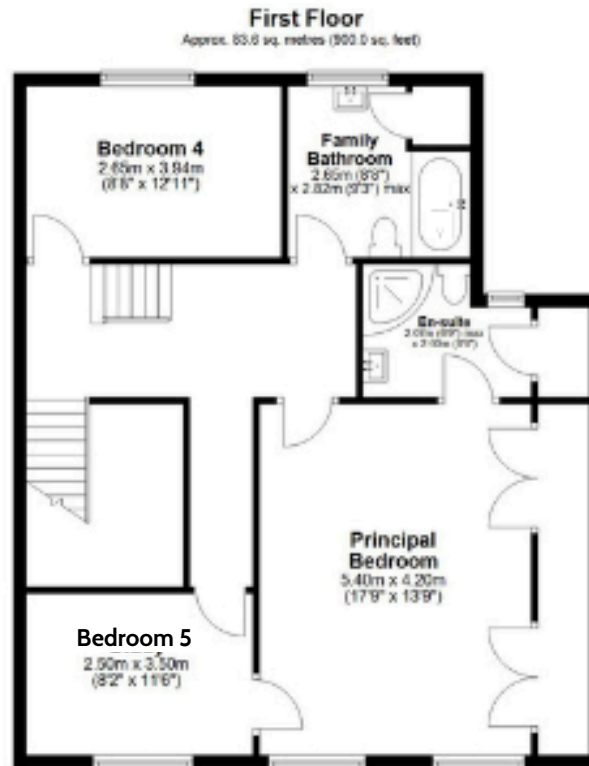
First Floor: 83.6 sq m / 900.0 sq ft

Second Floor: 59.8 sq m / 644.2 sq ft

Services

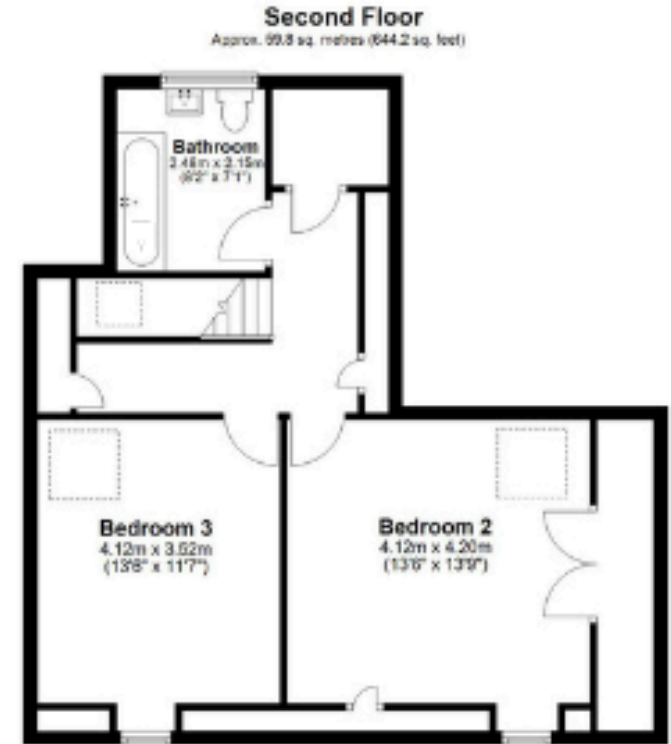
Mains water, drainage, and electric are understood to be connected. The property has gas fired central heating. None of the services nor appliances have been checked by the agent.

The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.



Fixtures & Fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.



Finer Details

Local Authority: East Northamptonshire County Council

Council Tax Band: G

Tenure: Freehold

Possession: Vacant upon completion

EPC Rating: 80 | C

EPC Rating Potential: 85 | B



Digby & Finch

ESTATE AGENTS

01780 758 090

stamford@digbyandfinch.com

8 St Mary's Hill, Stamford, PE9 2DP