



## The Spinney

Deeping Gate | Cambridgeshire

FINE & COUNTRY



# THE SPINNEY

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- A Highly Desirable, Contemporary, Modernist Property
- Set Back Behind Double Gates Within a Mature Setting at the Edge of a Market Town
- Entrance Hall, Reception Room, Study, Cinema Room, Gym
- Stunning Open Plan Kitchen / Diner and Relaxation Area, WC and Shower
- Six Double Bedrooms, Four En Suites, a Family Bathroom and a Rear Balcony
- From Kitchen A Row of Sliding Doors Lead onto a Large South West Facing Terrace
- Rarely Found Integrated Triple Garage with Up & Over Electric Door
- A One Bedroom, Lateral, Detached Annex
- Approximately 3.5 Acres (stms) of Gardens, Grounds and Paddock
- Total Accommodation of Main House (Excluding Garage) 4326 Sq. Ft.
- The High Specification Adjoining Garage Extends to 601 Sq. Ft.
- Total Accommodation of Annex 765 Sq. Ft.







# SPECIFICATION

- Slate tiled ridgeless roof
  - White render finish
  - Triple glazed windows throughout
  - 9 metre slim profile sliding door
  - Frameless glazed balustrades
  - Bespoke oak, metal and glass stair
  - Fabco Crittall partitions
  - Microcement flooring
  - Engineered oak timber floors
  - Gas ribbon 'see through' fire
  - Underfloor heating upstairs and downstairs
  - Frameless rooflight
  - Hard-wired security system
  - with glazed screens
  - Douglas fir Joinery
  - Built in mirrored cabinets
  - Bespoke LED lighting to each bathroom
- Kitchen
- Dekton work surfaces
  - Handleless kitchen with 4.2m x 1.5m island unit
  - Gas cooking hob
  - Stainless steel sink
  - Recessed down draft extractor
  - Siemens coffee machine
  - Two Siemens ovens IQ700
  - Siemens microwave IQ700
  - Quooker boiling water tap
- Bathrooms
- Lusso Stone Quartz Picasso Baths
  - Lusso Stone Quartz Basins
  - Lusso Stone flush fitted stainless steel taps and shower taps
  - Vitra wall hung WC
  - Carrara marble walk in showers
- Cinema Room with bespoke mood lighting and surround sound
- Triple Garage is fully insulated with underfloor heating and crittall partition













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Sitting on the edge of the Cambridgeshire Fens not far from the Lincolnshire border, within easy walking distance of the charming town of Market Deeping which merges into Deeping Gate along the banks of the River Welland, is a stunning, unique, contemporary property providing six bedrooms, four with en suites, two further bathrooms, an open plan kitchen/diner/sunroom with separate reception room linked to a more intimate dining space, a study, a purpose-built cinema, a gym, a huge utility room and an extraordinary garage integral to the house. The private plot is approximately 3.5 acres and includes a paddock behind, and a well-appointed one bedroomed annex in the mature gardens.

The main house is no ordinary property. Despite its humble origins as a modest, three-bedroom, 30s build, it has been extended and masterfully transformed into an exemplary, state-of-the-art residence with attention to detail and finish paramount. The property has been in the same family since 1964, with a stable block in the grounds being converted into an annex for the grandfather some years ago. Very recently, the father, a builder, combined forces with his exceptionally creative sons who both studied Architecture, one now practising, to transform the house into the impeccable, minimalist home of today.

The white rendered exterior, which retains its curved double-height bay windows to the front, contrasts perfectly with the Anthracite grey aluminium window frames and the hipped slate rooves devoid of any hip or ridge tiles, instead with mitred corners. Combined with concealed matching aluminium gutters and capping around the flat-roofed, monolithic garage, a completely minimal look of ultra-modern, clean, uninterrupted lines has been created. It is rare to find something produced to this extreme level of sophistication outside London.

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The property is entered via electronic, solid oak gates onto a broad, gravel drive at the front of the house, at night beautifully illuminated by both exterior and interior lighting, in particular the glowing halo that hangs framed by the window above the front door. (It should be noted that light fittings and furniture may be available under separate negotiation.) The stunning entrance hall spanning front to back, broken only by glazed steel, genuine Crittall, highly-engineered, soft-close, sliding doors, receives natural light from the vast rooflight high above, filtering through the almost floating, open-tread oak staircase bordered by glass balustrading, and from the southwest facing glazing at the back of the building. The contrast of the colourful natural world outside framed by the clean neutral interior is an arresting, if not defining feature.

To eliminate radiators and to provide a universal warmth, the property has underfloor heating throughout. The micro-cement floor in one continuous flow unites the interior as it extends seamlessly into the kitchen/diner/sunroom and on into the utility - areas extending across the rear of the house - as well as flooding into the massive adjoining garage where, incredibly, the underfloor heating spreads. The garage has been deliberately designed to be an important part of the house, with more Crittall glazing allowing a glimpse through from the dining area. With an automatic, fully insulated, lightweight, sectional, Hormann door, LED lighting lines guide up to three cars into the space with precision.

The overall aesthetic is contemporary with this minimalism consistent from room to room. Keeping the palette restricted, white oak flooring from a high-end supplier is laid elsewhere in the property, and the absence of skirting augments the modern feel. Over eighty per cent of the ceiling downlighters are recessed into the ceiling – concealing the rims – only achievable by the most skilled plasterer.

The size of the rooms and the feeling of light, space and airiness is immense. The kitchen dining area with its sliding doors onto the southwest facing terrace is stupendous. A bank of subtly textured black oak units installed with eye-level ovens are a backdrop to an over 4 metre, matt white island clad in highly durable Dekton ceramic, premium brand appliances neatly integrated, the handle-less drawers and units highlighted by thin strips of LED lighting. The adjoining sunroom: another beautiful space with huge picture window providing yet another superb garden view. Here, doors lead to a gym, then another sitting room. All three southeast facing rooms have triple-glazed double doors onto the garden.

The sitting room is divided from a dining area by a double-sided, raised, remotely controlled, gas fireplace, the raw steel finish contrasting with the Carrara marble stones with flickering flames. A study or office is ideal in the flatter north-facing light on the other side of the hall, next to which is a purpose-built cinema with U-shaped seating amidst luxurious carpet, and LED lighting embedded in the ceiling, and a deliberate absence of windows.















The bedrooms, all on the first floor with modern built-in storage, four out of six with en suites – one with ‘secret’ access – are excellent sizes, the master and second bedroom benefitting from extensive contemporary balconies - almost invisible with their handle-less glass balustrades - with views of glorious sunsets, where you can luxuriate in an organically shaped bath watching the sun go down. Showers are all Carrara marble - thick and robust - with walk-in, frameless glazing, understated brushed-finish metalwork and a Douglas fir inset shelf adding a warm tone to the room.

Outside, capturing full sun from late morning onwards, a granite terrace extends across most of the back of the building, a continuation of the kitchen dining area overlooked by the balcony for perfect summer living. The gardens are predominantly lawn interspersed with a great variety of mature trees and shrubs, where the annex nestles, and beyond, a large paddock with water supply has been grazing for horses in the past.

The location of The Spinney is superb being just a 5 minute walk into Market Deeping yet surrounded by open landscape. The city of Peterborough is easily accessed 8 miles south, and beautiful Stamford 8 miles west, with the A1 just beyond each. A choice of local primary schools includes William Hildyard C of E Primary and Deeping St. James Community Primary, both rated Good by Ofsted. Excellent state grammar schools are in Bourne, 7 miles north, a co-ed secondary school rated Outstanding by Ofsted, whilst in Spalding, about 12 miles away, are The Grammar (for boys) rated Good and The High (for girls) rated Outstanding. In Peterborough, secondary schools include Queen Katharine Academy rated Good whilst King’s (The Cathedral) School is rated Outstanding. Peterborough station is about a 15 minute drive with the fastest train services to London Kings Cross taking 49 minutes, making a door to door commute of only just over an hour.

























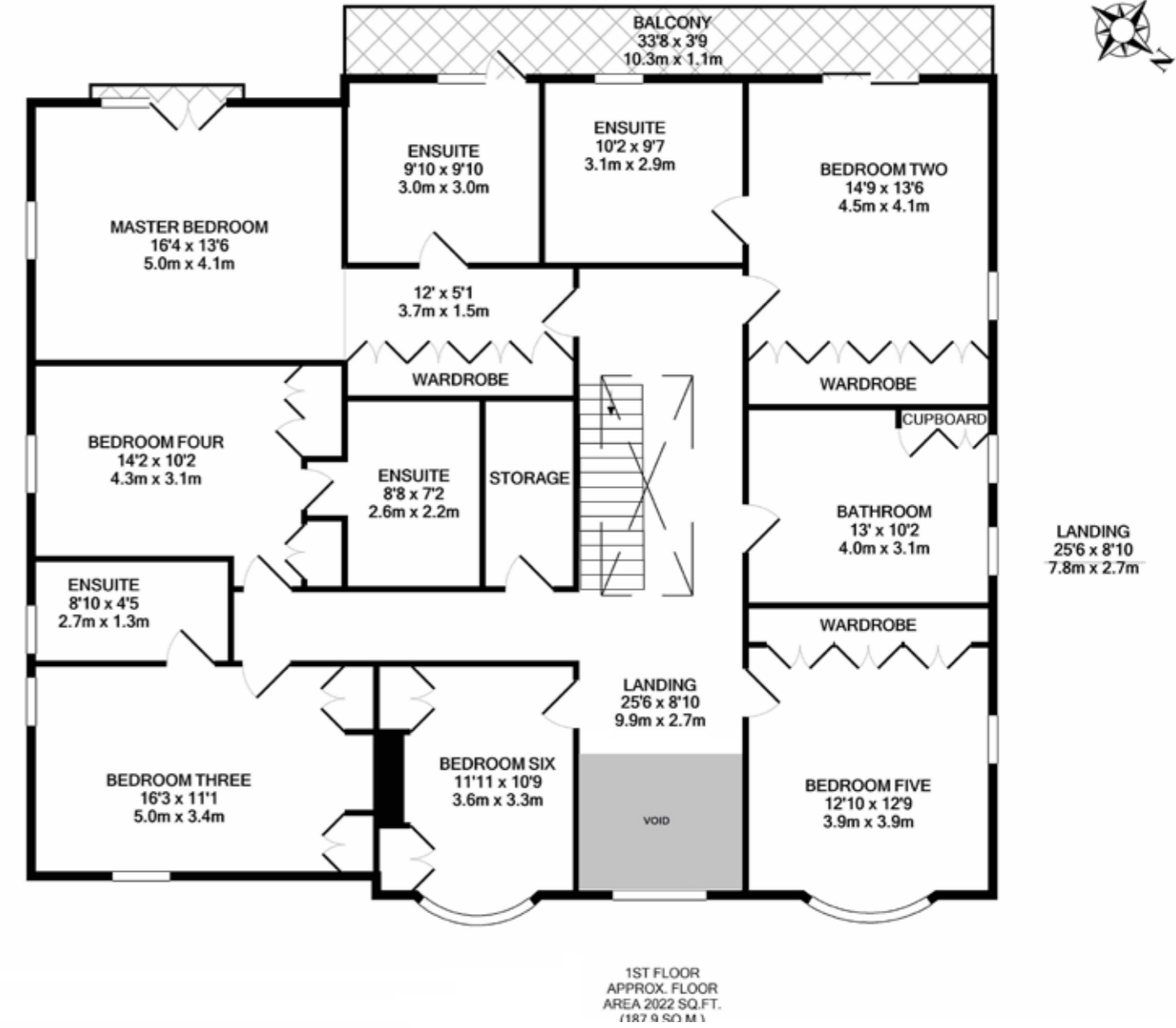
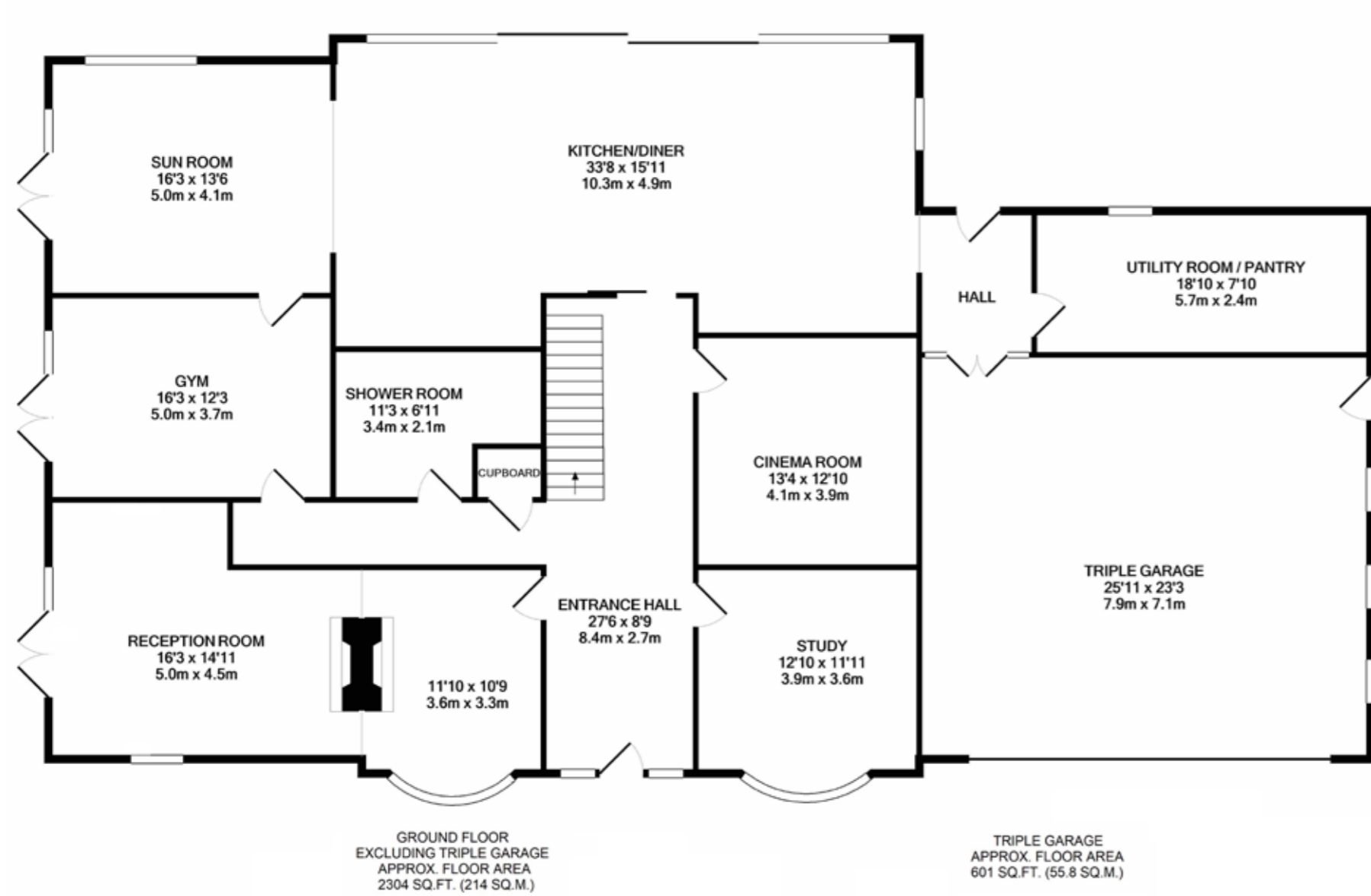


Computer Generated Images Demonstrating Potential Outdoor Swimming Pool, Subject To Planning



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TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 4326 SQ.FT. (401.9 SQ.M.)  
 TOTAL APPROX. FLOOR AREA INCLUDING GARAGE 4927 SQ.FT. (457.8 SQ.M.)  
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To arrange a viewing of this property please contact

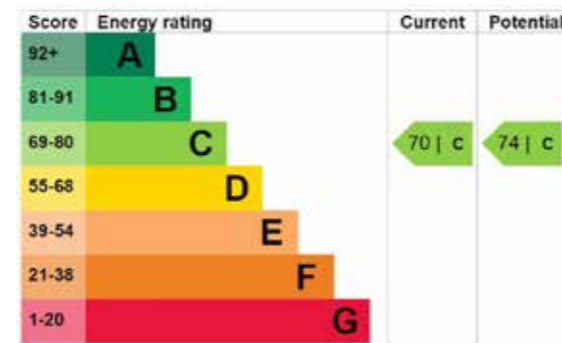
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### Energy Graph



### Additional Information

**LOCAL AUTHORITY:** Peterborough City Council

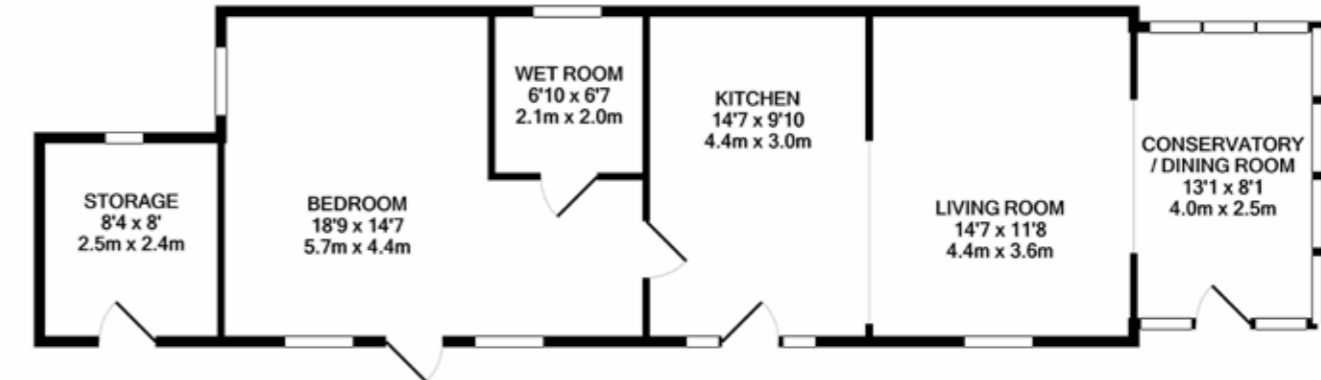
**SERVICES:** Mains Electricity, Water, Sewage Treatment Plant and LPG Tank.

**TENURE:** Freehold

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We would also point out that we have not tested any of the appliances and purchasers should make their own enquiries to the relevant authorities regarding the connection of any services.



TOTAL APPROX. FLOOR AREA 765 SQ.FT. (71.1 SQ.M.)

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