



| The Beeches
Beechfield Gardens | Spalding | Lincolnshire | PE11

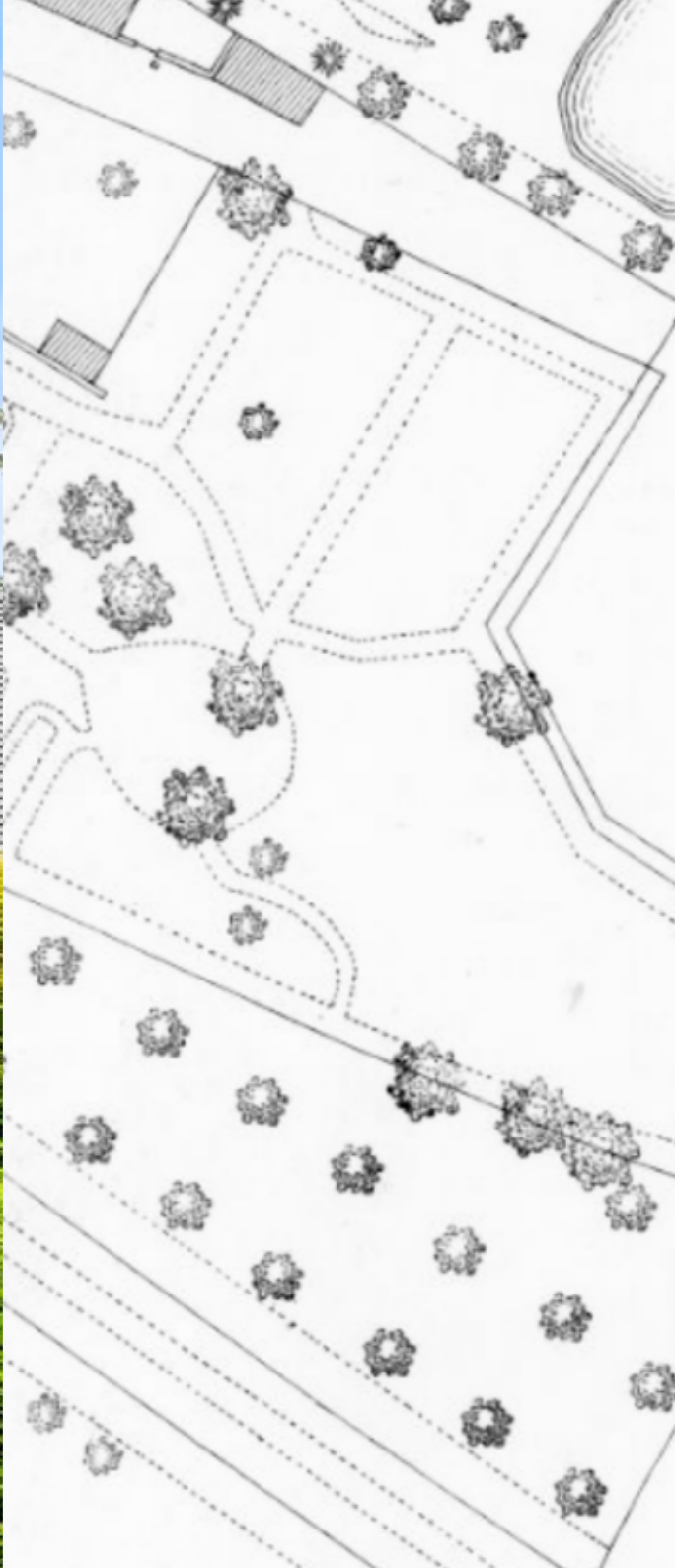
FINE & COUNTRY

KEY FEATURES



- *An Astonishing Modern Home, Immaculately Presented Throughout*
- *Sits In a Quite Leafy Location, Walking Distance to Facilities and Amenities*
- *Reception Room, Garden Room, Study, Kitchen, Utility Room and WC*
- *Five Bedrooms, a Dressing Room, an En Suite, Plus a Family Bathroom*
- *A Heated Indoor Swimming Pool with Sauna, Jacuzzi and Fitted Bar*
- *Mature Landscaped Gardens with Large Lawn and Extensive Terrace*
- *Located Off a Private Road, Ample Off-Road Parking and a New Garage*
- *Total Accommodation Including Swimming Pool Extends to 4685 Sq.Ft.*







Tucked away in a very secluded, tranquil spot yet within a five minute walk of the centre of the pretty, market town of Spalding stands a stunning, five bedroom, top quality home with adjoining indoor swimming pool, separate garage and surrounding garden featuring majestic trees and mature shrubs. Ideal as a family home with excellent grammar and independent schools on the doorstep, and for a commuter with the train station only a ten minute walk, this property provides a fabulous lifestyle with all the benefits of a town whilst enjoying a private verdant oasis.

Exquisitely built in reclaimed bricks around the turn of the millennium, the beautifully presented house has a traditional look to the front with a sense of grandeur in its decorative features as you step inside. In contrast, a stunning garden room at the back adjoining a sleek contemporary kitchen was created about ten years ago that has a wonderful connection with the garden, perfect for a modern, open plan way of living.





“To suit our own lifestyle, my husband designed the contemporary extension remodelling the interior whilst introducing modern German aluminium-framed glazing which has such a lovely connection with the garden,” says the owner. “The kitchen has integrated top brand appliances – the Sub Zero fridge will be staying as it sits in a bespoke niche – and the worktops are Corian. There is under floor heating under the wooden floor of the garden room.”

The house is filled with natural light enhanced by a pale neutral décor and spaces flow freely between one another. In addition to the expansive living areas at the back there is a separate, dual aspect study off the generous entrance hall, a downstairs cloakroom, a large utility room and a downstairs shower room on your way to the indoor pool. Storage is certainly not an issue with an abundance of both built-in and walk-in cupboards throughout the house.

The large indoor pool is set in a spectacular space with a dramatic timber vaulted ceiling, a Jacuzzi at one end and a sauna and bar area at the other where doors open onto the rear terrace. “It is a heated pool although you can obviously vary the temperature according to your needs.”

The central staircase turns up to a galleried landing where you find all five generous bedrooms and the family bathroom; two are exceptionally large, the principal one enjoying a dressing area and an en suite. Two of the other bedrooms with their fitted wardrobes have lent themselves well as further dressing rooms and vanity areas.









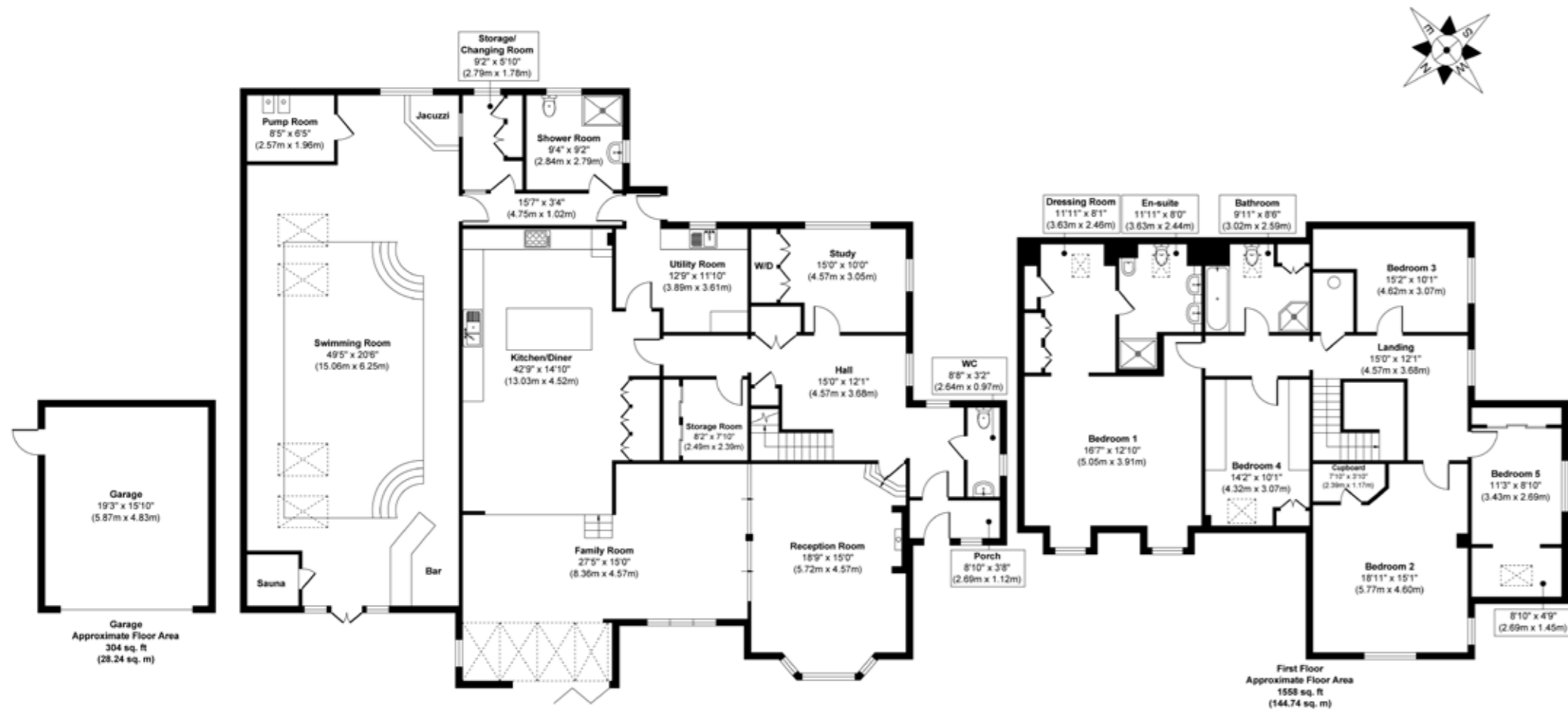
The property is approached down a private road that serves just three homes. "It is so private here, no-one walks past and you can barely see in anyway. There are electric gates onto the gravelled drive around which I have recently planted a tall yew hedge, and the separate garage has an automatic door. The garden is fully enclosed with beautiful mature trees and shrubs that encourage a lot of birds and wildlife including deer and muntjac." The immaculately maintained garden is superbly landscaped both at the front and back; a substantial paved terrace is perfect for al fresco dining and entertaining being linked seamlessly with the house through bi-fold doors,

whilst a good-sized lawn stretches beyond.

Spalding is a very attractive, thriving town with elegant Georgian terraces over the charming banks of the River Welland that runs through the centre. "It's a five minute walk from the house into the centre of town crossing the footbridge at the bottom of the road. The river is currently home to three families of swans and if you want a novel way of reaching Springfields Shopping Outlet on the edge of town you can catch a river taxi. The town retains a lot of little independent shops which have been here many

years whilst new developments are happening all the time. Nearby Ayscoughfee Hall & Gardens recently introduced three new tennis courts and they are rebuilding the sports centre and swimming pool," enthuses the owner. Spalding is a sought after town for families due to its excellent schools with the state Grammar (for boys), the High (for girls) and Ayscoughfee Hall prep school between a five and ten minute walk. For commuters, trains from the station connect with Peterborough, where fast trains to London take around 45 minutes, and to cities elsewhere.





Approx. Gross Internal Floor Area
Main House = 4685 sq. ft / 435.24 sq. m (Including Swimming Pool)
Main House = 3672 sq. ft / 341.13 sq. m (Excluding Swimming Pool)
Garage = 304 sq. ft / 28.24 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property

Agents notes:
 The floor plans are for illustration purposes only. All measurements: walls, doors, window fittings and appliances and their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent. © Unauthorised reproduction prohibited.



LOCAL AUTHORITY: South Holland District Council

SERVICES: Mains Water, Electricity and Drainage, Gas Central Heating

TENURE: Freehold

COUNCIL TAX BAND: G

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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