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BUILDING PLOT - WALCOT ROAD, UFFORD, nr. STAMFORD, CAMBRIDGESHIRE

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# KEY FEATURES

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- A Building Plot with the Benefit of an Improved Planning Permission
- Located in a Highly Sought After Village Approximately 5 Miles to Stamford
- New Planning Permission For a Single Residence With Annex Accommodation
- Stone Portico with Two Columns, Hallway, Drawing Room, Study, Family Room and WC
- Opened Plan Kitchen / Dining room, Boot Room and Utility Room
- Galleried Landing, Five Double Bedrooms, Two with En Suites and a Family Bathroom
- Ground Floor Annex with Kitchen/Sitting Room, Bedroom and Shower Room
- Attached Double Garage, Large Gravel Forecourt with Ample Off Road Parking
- Outdoor Swimming Pool, Plant Room and Changing / Shower Rooms plus a Pond
- Total Plot Extends to Approximately 1 Acre (Subject to Measure Survey)
- Total Accommodation Including Annex Extends to 4,283 Sq.Ft.





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This exceptional opportunity presents itself with the benefits of approved planning permission for the construction of a generously proportioned dwelling made of stone, evocative of Georgian architecture with its symmetrical design, elegant stone portico, and classic sash windows. Nestled on approximately one acre of land (subject to a measured survey), the proposed property is situated at the edge of a picturesque village, providing a serene countryside lifestyle while maintaining convenient access to the towns of Stamford and Peterborough.

Set back from the road, this charming stone residence will provide versatile and contemporary open-plan living spaces. Upon entry, one will be greeted by a spacious and airy entrance hall, from which an impressive staircase will ascend to the first floor.

The hallway will grant access to various reception and living areas, including a drawing room featuring a fireplace to the left and an office or library to the right. Both rooms, will be positioned at the front of the house and will benefit from an abundance of natural light streaming through their large sash windows. The bright and inviting kitchen/dining room, alongside a family room, is planned to be located at the rear of the property. All three spaces will be equipped with bi-fold doors, fostering a seamless connection to the rear garden and pool area.

The first floor will accommodate five generously sized bedrooms, arranged around a central galleried landing. The principal bedroom will boast its own dressing room, an en suite shower room, and a Juliet balcony that offers delightful views of the garden. The second bedroom will also feature an en suite and a Juliet balcony, while the remaining three bedrooms will share a well-appointed family bathroom.

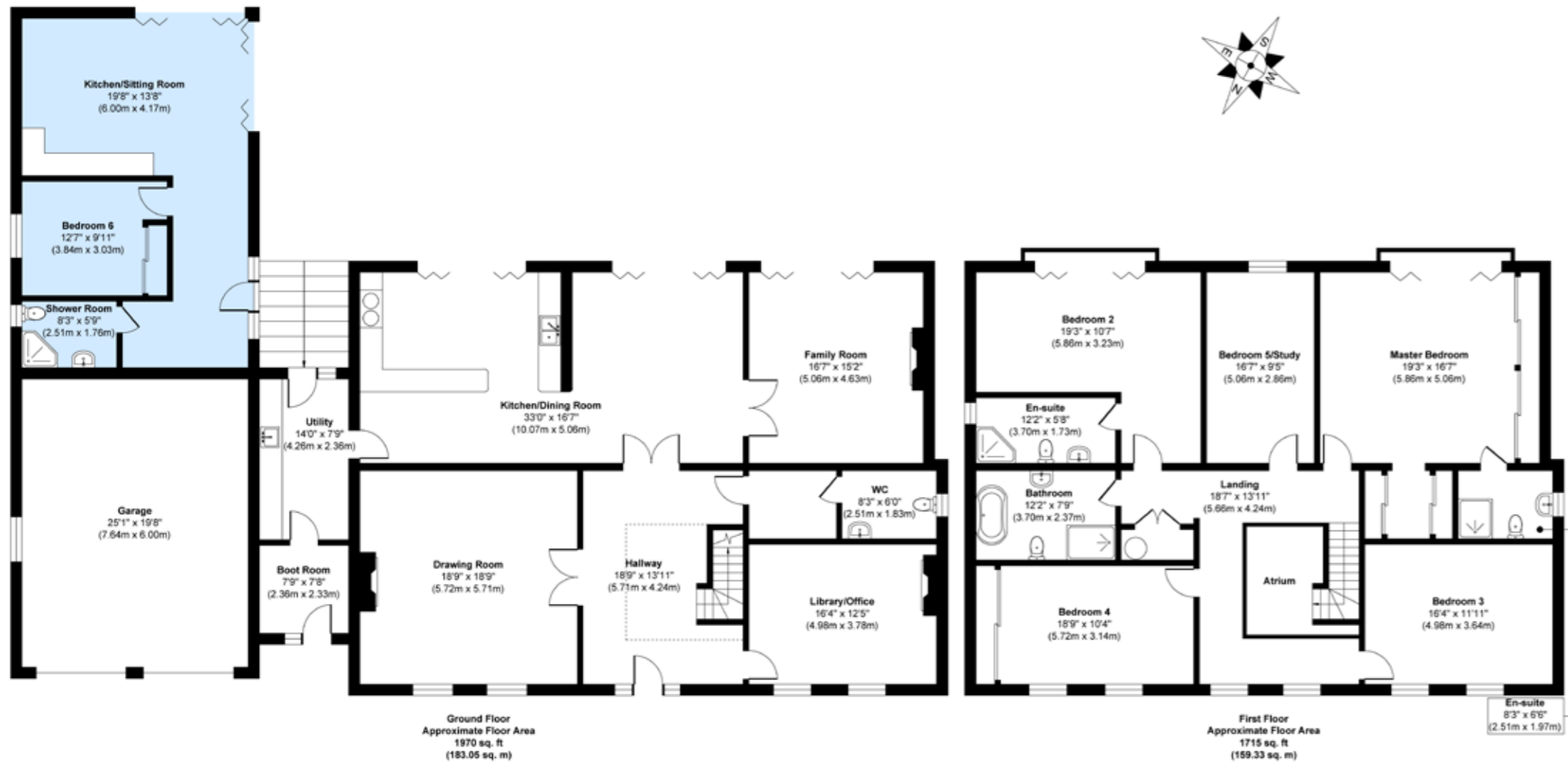


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In addition, the planning permission includes a self-contained annex situated behind the double garage. This garage is designed to conveniently link to the main house via a utility room and boot room, providing additional practicality.

The sunlit, enclosed rear garden is designed for leisure and entertainment, will be featuring an outdoor swimming pool and a spacious patio terrace ideal for al fresco dining. The remainder of the grounds will be featuring a central lawn, a pond, and a variety of trees and shrubs along the perimeter.

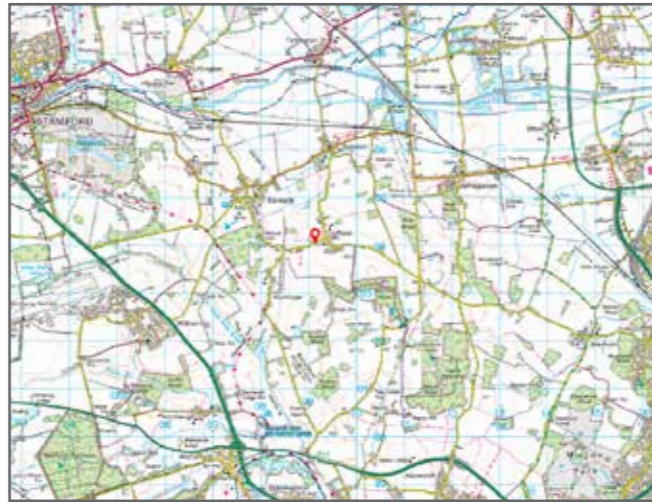
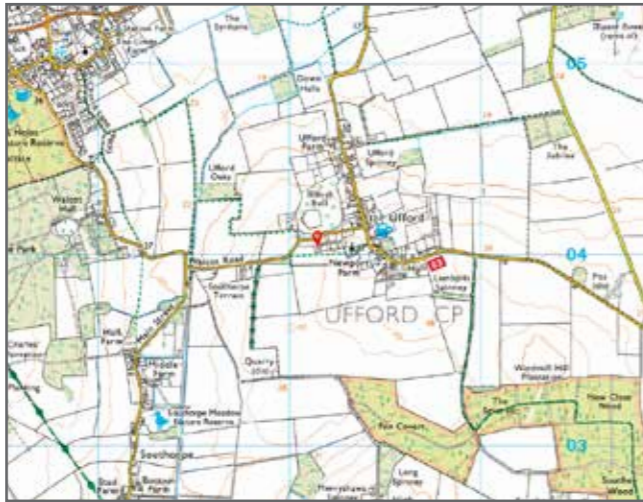
The charming village of Ufford lies between Stamford (5 miles to the northwest) and Peterborough (8 miles to the southeast). The area is renowned for its stunning countryside walks through undulating terrain, with routes leading to nearby villages such as Ashton and Southorpe. Ufford itself hosts The White Hart pub, which serves meals and offers accommodations, a vibrant village hall, and the recently restored St. Andrew's Church, now open for services and community activities. Educational opportunities in the vicinity are excellent, with a lovely primary school in Barnack and another in Uffington. For secondary education, Stamford is only a ten-minute drive away. The A1 is a mere five minutes from the property, and the centre of Peterborough can be reached in about fifteen minutes, where fast trains to London take just 46 minutes, making this location highly desirable for commuters.



**Approx. Gross Internal Floor Area**  
**Main House = 3685 sq. ft / 342.38 sq. m**  
**Annex = 598 sq. ft / 55.56 sq. m**  
**Garage = 493 sq. ft / 45.84 sq. m**  
**Total = 4776 sq. ft / 443.78 sq. m**

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





LOCATION





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