



Maple Lodge

14 Greatford Gardens | Greatford | Stamford | Lincolnshire | PE9

FINE & COUNTRY



KEY FEATURES

- *A Marvellous, Well-Maintained, Modern House Close to Stamford*
 - *Offering an Incoming Purchaser an Opportunity to Grand Design*
 - *Located in the Former Grounds of Greatford Hall Estate, Backing onto Fields*
 - *Offering Open Plan Reception/Dining Room, Study, Kitchen and Garden Room*
 - *Five First Floor Bedrooms, Two of Which with En Suite, and a Family Bathroom*
 - *Bright and Spacious Indoor Swimming Pool with Mezzanine Changing Rooms*
 - *Spacious and Secluded Mature Gardens with Pond and Flagstone Terrace*
 - *Block Paved Forecourt, Double Garage and Ample Off-Road Parking*
 - *Total Accommodation Extends to Approximately 5138 Sq.Ft.*
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Maple Lodge is a home of rare privacy and warmth, set within the quiet enclave of Greatford Gardens, a unique residential pocket in one of Lincolnshire's most desirable villages. With expansive countryside views, direct access to local footpaths and a garden that has been thoughtfully nurtured for year-round enjoyment, this is a property that truly celebrates its setting. Tucked away over a bridge that crosses an original brook and set well back from the road, the house has an immediate sense of peace and retreat.

The house is approached by a sweeping driveway that curves around to an American-style oak porch, which creates a strong first impression and a warm welcome. From the moment you enter, the generous proportions and sense of calm are immediately apparent. The entrance hall is light and spacious, centred on a graceful curved staircase that draws the eye and adds a gentle architectural rhythm to the interior.





The layout of the house is ideal for both everyday living and entertaining. A large open-plan reception space spans the full depth of the house, with sliding doors opening directly onto the rear terrace and garden. At its heart is a working log burner with a built-in wood store – a focal point that brings atmosphere and comfort in the cooler months. The flow of light and the west-facing aspect give this space a feeling of quiet openness, while offering a seamless connection with the garden – perfect for relaxed summer gatherings or formal occasions alike.

One of the most distinctive features is the indoor swimming pool. Surrounded by windows and set beneath a handsome timber ceiling, the room is bright and spacious, with a galleried landing above, two changing rooms and a mezzanine viewing area.

The kitchen enjoys a lovely view of the garden and includes a breakfast bar, as well as an American style 'booth' for casual eating. From here, the layout flows naturally through a substantial utility room and into a well-fitted boot room, which has direct access to the outside – ideal for countryside living. An additional space

off the kitchen offers versatility, and is currently used as a study.

To the rear, the owners created what has become the heart of the house: a spectacular oak-framed garden room. This all-glass extension floods with natural light and connects beautifully to the surrounding garden. Open beams give it character, while underfloor heating ensures it remains cosy and welcoming even in the depths of winter. It is a space designed to be enjoyed year-round, whether for quiet reading, entertaining, or simply soaking in the changing views.

Upstairs, the landing leads to five double bedrooms, including a principal suite and a guest suite, both with en-suite bathrooms and built-in storage. One of the bedrooms is currently arranged as a hobby room but could easily become a fifth bedroom or spacious office. The family bathroom includes a separate bath and a steam-capable shower. Every bedroom enjoys a different aspect, some over fields, others towards the intricate and lovingly landscaped garden.











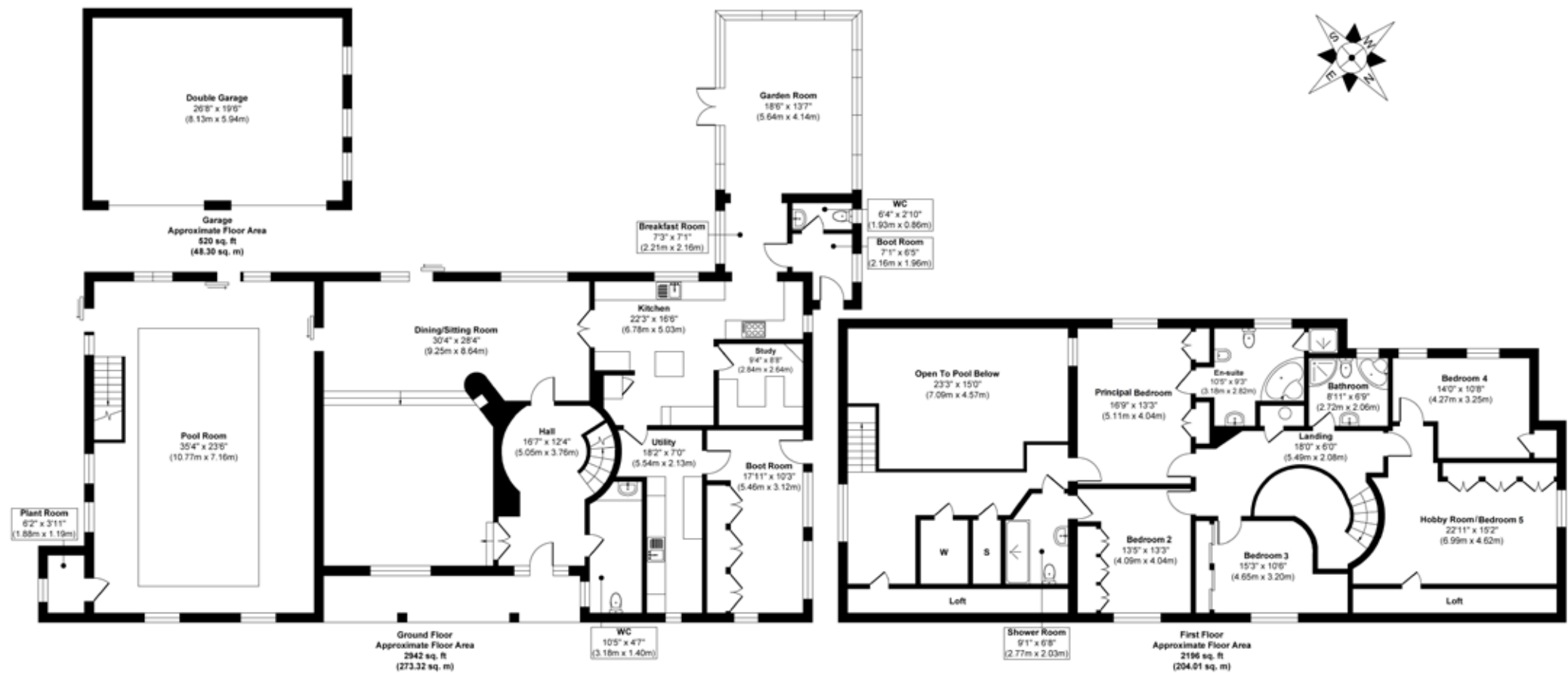
The garden at Maple Lodge is much more than a setting, it is an experience. Winding paths, archways, specimen trees and secret spots make it feel like a private parkland. A standout feature is the Monet-style bridge that crosses a generous pond, complete with a small island and mature plantings. There is a shaded terrace beneath an awning – perfect for outdoor lunches – and a charming summer house with its own porch, tucked into a quiet corner for reading or retreat. Each area of the garden invites exploration, and the effect is both enchanting and deeply peaceful.

A gate at the back opens onto the Macmillan Way, offering uninterrupted access to miles of beautiful countryside. Wildlife thrives here, making it a haven for nature lovers, yet the setting remains part of a small and friendly community. Greatford is just a short drive from Stamford and Market Deeping, while Peterborough is close enough for commuting, with direct trains to London in under an hour. The area offers excellent schooling and easy access to golf, sailing and equestrian facilities.

Maple Lodge offers a rare combination of space, seclusion and character – a thoughtfully designed home in a remarkable setting. It is a place where everyday life feels connected to the landscape, where rooms are shaped by light and purpose, and where the garden invites exploration as much as it does rest. From its generous layout to its beautifully considered outdoor spaces, this is a property that balances practicality with natural beauty, and comfort with quiet sophistication.







Approx. Gross Internal Floor Area
Main House = 5138 sq. ft / 477.33 sq. m
Garage = 520 sq. ft / 48.30 sq. m
Total = 5658 sq. ft / 525.63 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



LOCAL AUTHORITY: South Kesteven District Council

SERVICES: Mains Electricity and Water, Sewage Treatment Plant and Oil Fired Central Heating

Council Tax Band: G

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.

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