



CLOPTON  
HOUSE



# FOR STARTERS



OFFERS IN EXCESS OF  
£380,000

## MAIN COURSE

Nestled within a breathtaking Grade II listed seventeenth-century building, this stunning 2 double bedroom ground-floor apartment perfectly blends historic charm with modern elegance. Bursting with character features yet boasting a contemporary interior, this unique home offers spacious living and a truly special atmosphere.

Upon arrival, you're greeted by an impressive communal lobby, where high ceilings, period detailing, and a wide wrap-around staircase set the tone for the grandeur that awaits.

Stepping into the apartment, a wide and bright entrance hall welcomes you, bathed in natural light from a window overlooking a picturesque courtyard—a perfect introduction to this exceptional home. To the left, the modern family bathroom impresses with its soaring ceilings, exposed beams, and stylish fixtures, offering both comfort and sophistication. The second double bedroom, a charming retreat featuring a window with courtyard views, exposed beams, and a built-in cupboard, providing ample storage.

Moving along, the home opens into an expansive and striking reception hall. The dining area, positioned directly opposite, is framed by the original feature windows, allowing natural light to flood the room. From here, beautiful curved double doors lead onto a small seating area that connects to the lawn. To the left, the living room is a showstopper—immaculately presented with a warm and inviting ambiance. Adjoining this space is the sleek and contemporary





kitchen, boasting integrated appliances, ample storage, and extensive countertop space, making it as practical as it is stylish.

The master bedroom, accessed from one of your living spaces, is beautiful, filled with natural light, featuring built-in wardrobes, and leading to a stunning en suite shower room, a luxurious private retreat.

Beyond the apartment, the communal grounds are simply breathtaking, offering tennis courts, a tranquil lake, and access to picturesque countryside walks right on your doorstep—perfect for those who appreciate both history and nature. The property also features an allocated parking space, a garage and visitor parking.

This exceptional home combines period elegance with modern living, offering a rare opportunity to reside in a unique and prestigious setting.



# KEY INGREDIENTS



Tenure  
Share of  
Freehold



Council Tax  
Band - E



EPC  
Band - C



South East



Mains Services  
Gas and Electric



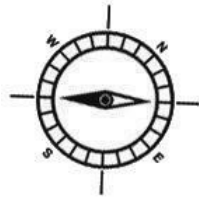
Gas Central Heating



Thomas Jolyffe  
Primary

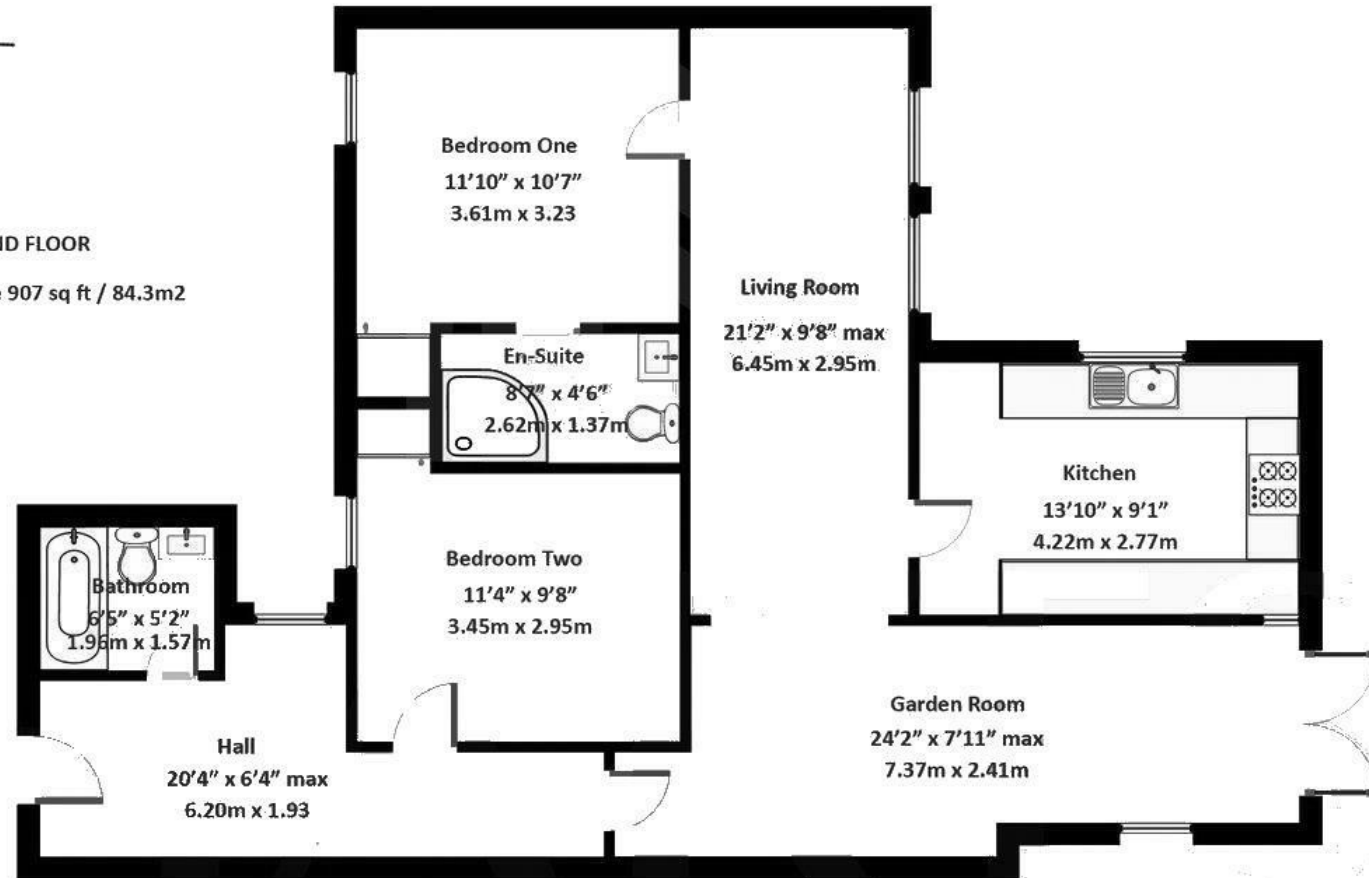
WHY NOT TAKE  
A LOOK INSIDE?  
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**GROUND FLOOR**

Total Floor Space 907 sq ft / 84.3m<sup>2</sup>



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