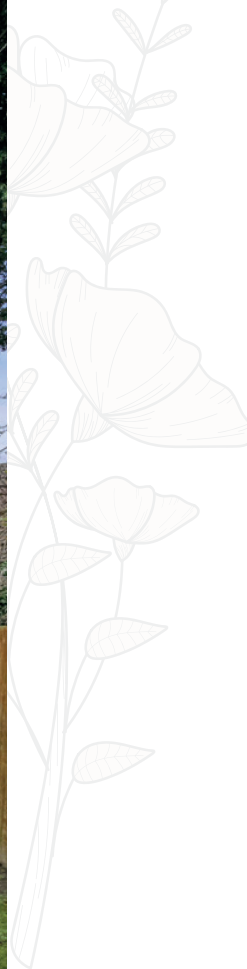




CLIPSHAM HOUSE

— DEEPING ST JAMES —



Fall in love with Clipsham House, a stylish, contemporary five-bedroom home, encompassing approximately 2,500 square feet of living space, in the charming village of Deeping St James, conveniently located only 20 minutes from Peterborough Railway Station.



A WARM WELCOME

Pull off Eastgate, and park on the substantial driveway ahead of the home, neatly set back from the road and tucked behind a handsome stone wall.

High ceilings overhead and elegant travertine marble flooring underfoot, warmed by underfloor heating, set the tone for the rest of the home. Step through to the expansive kitchen diner, where an abundance of built-in appliances – including wine fridge – are set within the sleek cabinetry. The hub of the home,

family will naturally gather at the peninsula breakfast bar as mealtimes are being prepared. For more formal dining, space is available to add a large table and chairs, alongside a relaxed seating area to the side. French doors connect seamlessly to the garden for al fresco dining. Keeping the kitchen chore and clutter free, the utility room to the side of the kitchen also provides access to the side of the home, ideal for returning from muddy walks in the nearby countryside.





FLEXIBLE FAMILY LIVING

Make your way to the inviting, dual aspect sitting room. An inglenook fireplace houses a cosy log burning stove, adding charm and character to the room, while another set of French doors frames views out to the rear garden.

Two further reception rooms include a cosy snug that could also make a wonderful, formal dining room, and a peaceful study overlooking the front of the home.





BEDTIME BECKONS

Clipsham House is home to five well-proportioned bedrooms. The first two are equally-sized double bedrooms, served by the family bathroom opposite. Visiting family and friends will feel at home in the spacious guest suite, complete with en suite shower room.





Seek sanctuary in the capacious principal suite with its own en suite shower room. Bathed in natural light from windows on two sides, this room is a sumptuous retreat. The adjoining fifth bedroom has been used by the current owners as a separate dressing room, though could also make a very sweet nursery.



STEP OUTSIDE

Enjoy an evening drink on the sunny terrace, perfect for hosting al fresco meals while children play games on the lawned garden. Accessible from both the front and rear, a gate to the rear leads to the detached double garage, complete with a room above that could make a superb home gym or additional work from home space.



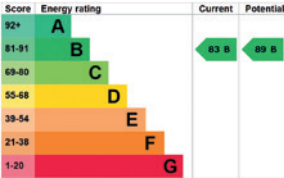
What the owners love...

“We’ve loved our time here in Deeping St James. Clipsham House is a wonderful place to call home, and we’re surrounded by lovely neighbours, some great pubs and we’re so near to everything Market Deeping and Peterborough have to offer.”

THE FINER DETAILS

Freehold
Detached
Constructed 2016
Plot approx. 0.2 acre
Oil central heating
Underfloor heating to ground floor
Mains electricity, water and sewage
South Kesteven District Council,
tax band F
EPC rating B

Ground Floor: approx. 114.5 sq. metres (1,232 sq. feet)
First Floor: approx. 115.3 sq. metres (1,241.5 sq. feet)
Total home: approx. 229.8 sq. metres (2,473.5 sq. feet)
Garage Ground Floor: approx. 34.4 sq. metres (370.7 sq. feet)
Garage First Floor: approx. 20.9 sq. metres (224.7 sq. feet)
Total area: approx. 285.1 sq. metres (3,068.9 sq. feet)



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NEAR AND FAR

Enjoy the abundance of walks on your doorstep, with the market town of Market Deeping a short walk along the River Welland. Only a short journey from Peterborough, Clipsham House enjoys the convenience of access into towns whilst retaining the perks and comforts of country life.

Deeping St James is home to a number of pubs, takeaways, churches, Post Office and village shop, while in nearby Market Deeping you'll find larger supermarkets, a doctor's surgery and large playground.

With primary schools in the village and nearby Market Deeping, Northborough and Langtoft, families have plenty of choice for schooling. Secondary school options include Arthur Mellows Village College, Bourne Grammar and The King's Cathedral School in Peterborough. Independent options include Copthill School, Witham Hall, Kirkstone House, the Stamford Endowed Schools and Peterborough School.

Leisure facilities are plentiful, with cricket and rugby clubs in Market Deeping, and Tallington Lakes for water sports. Commute to London in less than an hour from nearby Peterborough Railway Station.

LOCAL DISTANCES

- Market Deeping 1.8 miles (6 minutes)
- Peterborough 9 miles (20 minutes)
- Stamford 9 miles (21 minutes)
- Bourne 9 miles (22 minutes)
- Spalding 11 miles (21 minutes)





Clipsham House, 145 Eastgate, Deeping St James, Peterborough PE6 8RB



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