



TIVOLI

STAMFORD



Peacefully set on First Drift, Tivoli is a contemporary, spacious, entertaining haven in the pretty hamlet of Wothorpe, just a short distance from the market town of Stamford.

Beyond electric gates lies this impressive home, spanning nearly 5,000 square feet; a home of peace, privacy and effortless ease.

A sweeping corner of lawn softens the broad driveway, leading to the triple garage. A home of effortless balance and proportion, poise and presence, at Tivoli, curated comfort is felt at every turn.



## A WARM WELCOME

Step inside, and space unfolds in every direction. Solid wood double doors set the scene, opening to the broad, bright and spacious entrance hallway. A statement of seemingly floating oak and glass, the staircase invites the eye upward, to the culinary heart of the home.





## HUB OF THE HOME

Elevated, light and bright, the kitchen family room feels like its own, private world.

Sleek, white, handleless cabinetry lines the space, understated and concealing every modern convenience. More than a workspace, the central island is the perfect place to perch with a morning coffee or unwind as dinner simmers on the stove. Integrated appliances, including a steam oven and a Quooker hot tap all help to make life smoother.



Double doors open to a balcony patio overlooking the garden, both private and panoramic, a sun-drenched retreat ideal for long, lazy breakfasts and hazy summer evenings.

Flowing naturally on from the kitchen, the family room, bathed in light, is a natural gathering place for the whole family.

A well-placed laundry room continues the theme of seamless practicality, complete with a second sink, waste disposal unit, plumbing for appliances and a side door for easy access.







## WINE, DINE AND UNWIND

Returning to the entrance hallway, double oak doors open up to the numerous reception rooms that await.

Vast yet serene, the sitting room offers a gentle embrace, with its soft taupe walls complemented by the natural textures of the wooden flooring. A space for slow mornings and firelit evenings, one wall dissolves into glass, as bifolding doors invite the outdoors in.

Evenings stretch effortlessly out, from the sitting room through into the nearby dining room, where soft blush and grey shades breathe life into the walls, creating a warm and refined dining space, while chandelier lighting casts glow over the table.

Graciously grand enough for celebratory feasts, intimate enough for quiet suppers, this is a room that comes alive with company, conversation and candlelit dinners with the doors thrown open to the night air. With the entirety of the ground floor wired for surround sound, every moment can be matched to its perfect soundtrack.

Versatile in its proportions and position, a study offers a space for quiet focus where muted greys and crisp whites create a peaceful retreat. With its own access to the garage, this is a flexible space - whether for work, play, or a snug little hideaway.





## SOOTHING SPACES

Split over two floors, Tivoli is home to five double bedrooms, each with their own en suites, ensuring rest and relaxation for all.

The first landing opens to two elegant bedrooms, each with a private spa-like en suite, finished with exquisite attention to detail, inviting leisurely soaks and invigorating spritzes.







A breathtaking space, the principal suite is, quite simply, extraordinary. A suite in the truest sense, where space is not just generous but indulgent. A vast dressing room, lined with built-in wardrobes, sets the scene, whilst the en suite epitomises hotel-like luxury with a walk-in shower, sleek finishes and space for storage.

The main bedroom, a masterpiece of space and serenity, offers space for an emperor bed and a seating area, whilst restorative relaxation awaits in the jacuzzi bath. A haven designed to be both sanctuary and statement, this bedroom is a retreat in every sense.

Above, on the second landing, two further beautifully designed bedrooms complete the picture, both with luxurious en suites and ample storage.



*What we love...*  
A sanctuary of space and serenity, Tivoli is a home that invites you to slow down and savour the everyday, blending indoor living with the outdoors.



## OUTDOOR LIVING

Step outside and the garden unfolds from the home, beginning with the balcony patio, a suntrap, the perfect morning retreat. A gate opens to another seating area, sheltered to allow for all season dining, before steps meander down the lush lawn, flanked by flowering borders bringing colour, texture and movement through the seasons.

Accessible from both the sitting room and dining room, the lower patio, hidden away is a space made for glasses of wine at golden hour.

Private yet open, expansive yet inviting, Tivoli's garden mirrors the home itself—a place where life moves at just the right pace, where space is about more than size, but about proportion, possibility, balance and beauty.

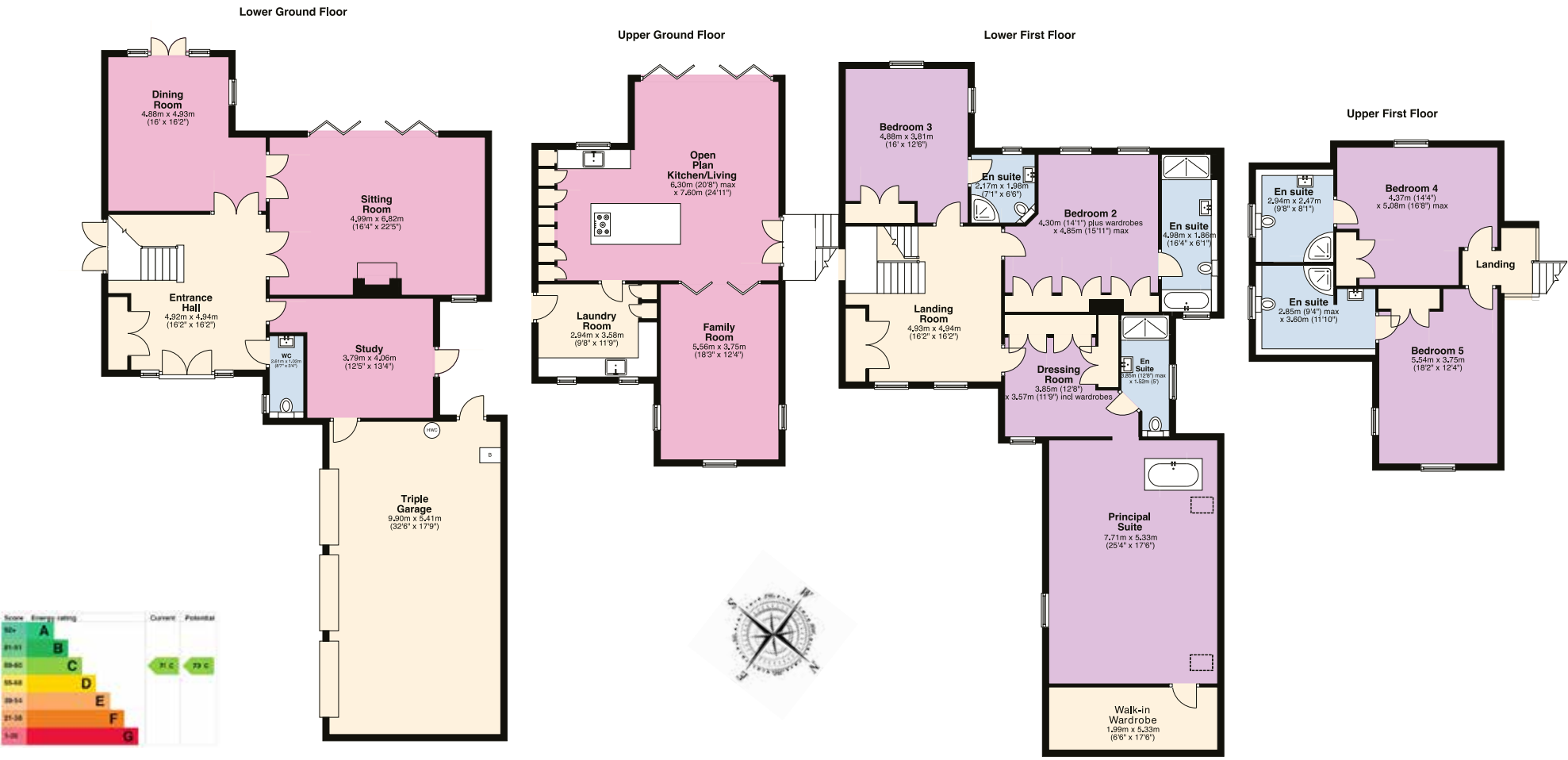




THE FINER DETAILS

Freehold  
Detached  
Constructed 2010  
Plot approx. 0.28 acre  
Central oil heating

Underfloor heating to lower ground floor and kitchen  
Mains electricity, water and sewage  
Peterborough City Council, tax band G  
EPC rating C



Lower Ground Floor: approx. 154.9 sq. metres (1,667.3 sq. feet)  
Upper Ground Floor: approx. 73.8 sq. metres (794 sq. feet)  
Lower First Floor: approx. 153.6 sq. metres (1,652.9 sq. feet)  
Upper First Floor: approx. 63.4 sq. metres (682.4 sq. feet)  
Total area: approx. 445.7 sq. metres (4,797.1 sq. feet)



ON YOUR DOORSTEP

The ancient market town of Stamford is just a short walk away from Tivoli, brimming with independent shops, boutiques, bars and restaurants.

Families are perfectly placed, with a host of primary, secondary and independent schools close by, including the highly rated Stamford Endowed Schools.

Pay a visit to the Burghley Estate gardens, enjoy a round of golf at Burghley Park Golf Club or take a stroll along the River Welland.

In such a tranquil setting, you can work from home in peace and comfort for part of the week at Tivoli, before picking up a connection to London from Stamford Railway Station – a mere 10 minute walk from Wothorpe - via Peterborough, for those occasional commutes.

- LOCAL DISTANCES
- Stamford Railway Station 1 miles (4 minutes)

Oakham 12 miles (18 minutes)

Uppingham 12 miles (22 minutes)

Peterborough Railway Station 13 miles (19 minutes)

Grantham 23 miles (29 minutes)

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