



MIDSUMMER HOUSE





Set beneath vast skies on the cusp of Fineshade Woods, where fields roll to the horizon and pink-blushed cherry trees line the approach, Midsummer House greets its guests in a way that's quietly cinematic.



Soft honeyed tones of Clipsham stone, paired with a terracotta clay-tiled roof, lend a timeless elegance to the home's clean, almost Mediterranean outline - a striking contrast to the lush English countryside it surveys.



Electric gates open to reveal a block-paved driveway, edged in fragrant lavender and roses, where there's ample parking for family and guests. An integrated double garage, complete with electric vehicle charging point, sits neatly alongside.

STEP INSIDE

Triple-glazed entrance doors - aluminium-clad externally, oak-lined within - lead to the vaulted entrance hall, where natural light pours in through glazed side panels framing the return view of the lavender-lined driveway. Herringbone oak flooring lies underfoot, adding warmth and texture to this elegant space. A laundry room offers quiet efficiency, also opening up off the entrance hall and beautifully furnished.



BUILT AROUND YOUR NEEDS

Two versatile rooms, bathed in light, look out over the seemingly endless countryside stretching out to the horizon. Currently serving as a playroom and study, there is an easy versatility to single level living, offering these rooms the flexibility to function as fourth and fifth bedrooms.



WINE AND DINE

Open the glazed oak door and step into the heart of Midsummer House - a bespoke, open-plan kitchen, dining and family room that blends classic country charm with effortless modernity.

At its centre, an inglenook-style surround frames the induction hob, whilst the central island, crowned by a circular butcher's block-style worktop, also serves as a sociable breakfast bar. Vaulted ceilings soar above, while industrial-style lighting sets the tone for laidback dining or vibrant gatherings. Yet the appliances, the log-burning stove in its red brick surround, and the spaciousness of living all play second fiddle to the compelling countryside views, framed by bifolding aluminium doors, stretching across the Indian stone paved terrace to the countryside beyond; boundless, bucolic, blissful.

A further door leads to the north-facing courtyard garden, inviting morning coffee in quiet seclusion.



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RELAX AND UNWIND

Just off the kitchen, the sitting room beckons - a serene and sophisticated space where vaulted ceilings and exposed beams set a timeless tone.



Natural light pours in from both north and south, with access to the peaceful courtyard rose garden on one side and the expansive sun-baked terrace on the south side. In winter, the fireplace becomes the glowing heart of the room. A room made for every season - airy and open in summer, intimate and cocooning in the cooler months - it's a space that invites pause, comfort and conversation.



AND SO TO BED

The effortless flow of the home continues beyond the sitting room, where the principal suite can be accessed along a dressing area lined in wardrobes. A sanctuary of soft light and sweeping views, three large windows draw the eye to the lawn, colourful planting and unyielding countryside. With air conditioning in summer, comfort is constant.

The en suite bathroom continues the theme of understated luxury, featuring twin wash basins, a walk-in wet room shower and a bathtub for evening unwinds.





Two further bedrooms, each with their own en suites - one with a bathtub, the other with a walk-in shower - offer restful boutique-style comfort and outlooks across the green, sheltered garden.





ENGLISH COUNTRY GARDEN

Wraparound gardens envelop Midsummer House offering views to both sides, with different zones connected by elegantly landscaped paved pathways. A parterre rose garden with a central fountain graces the north, accessible from kitchen, laundry and sitting room.

Grow your own in the greenhouse, with covered raised beds for self-sustainability, and a spacious shed for all your gardening paraphernalia, large enough for a ride-on mower - essential for the vast, flat bowling green lawn stretching out to the side and bordered by colourful mature shrubs. The south side offers resplendent rural views beyond bulb borders prolifically planted with daffodils.



Aluminium double-glazed bifolds from the sitting room and kitchen-family room open onto a huge Indian sandstone paved entertaining terrace, where a fully electric awning with a wind sensor offers shelter and shade on hot summer days, while patio heaters provide warmth on chilly winter nights. A TV bracket and aerial point are available for essential sports viewing, completing this ultimate outdoor entertaining space.

Plug sockets are strategically placed throughout the garden, alongside five outside taps. Sheep, deer, and red kites are frequent visitors, with a one-third-acre paddock situated to the north side of the home.



THE FINER
DETAILS

- Freehold
- Detached
- Built 2021
- Plot approx. 1.36 acre
- Air source heat pump
- Solar panels
- Underfloor heating
- Air conditioning to kitchen, sitting room and principal suite
- Mains electricity and water
- Klargester sewage treatment plant
- EV charging point
- CCTV and security alarms
- EPC rating B
- North Northamptonshire County Council, tax band G

Main Home:
approx. 232 sq. metres
(2,497.5 sq. feet)

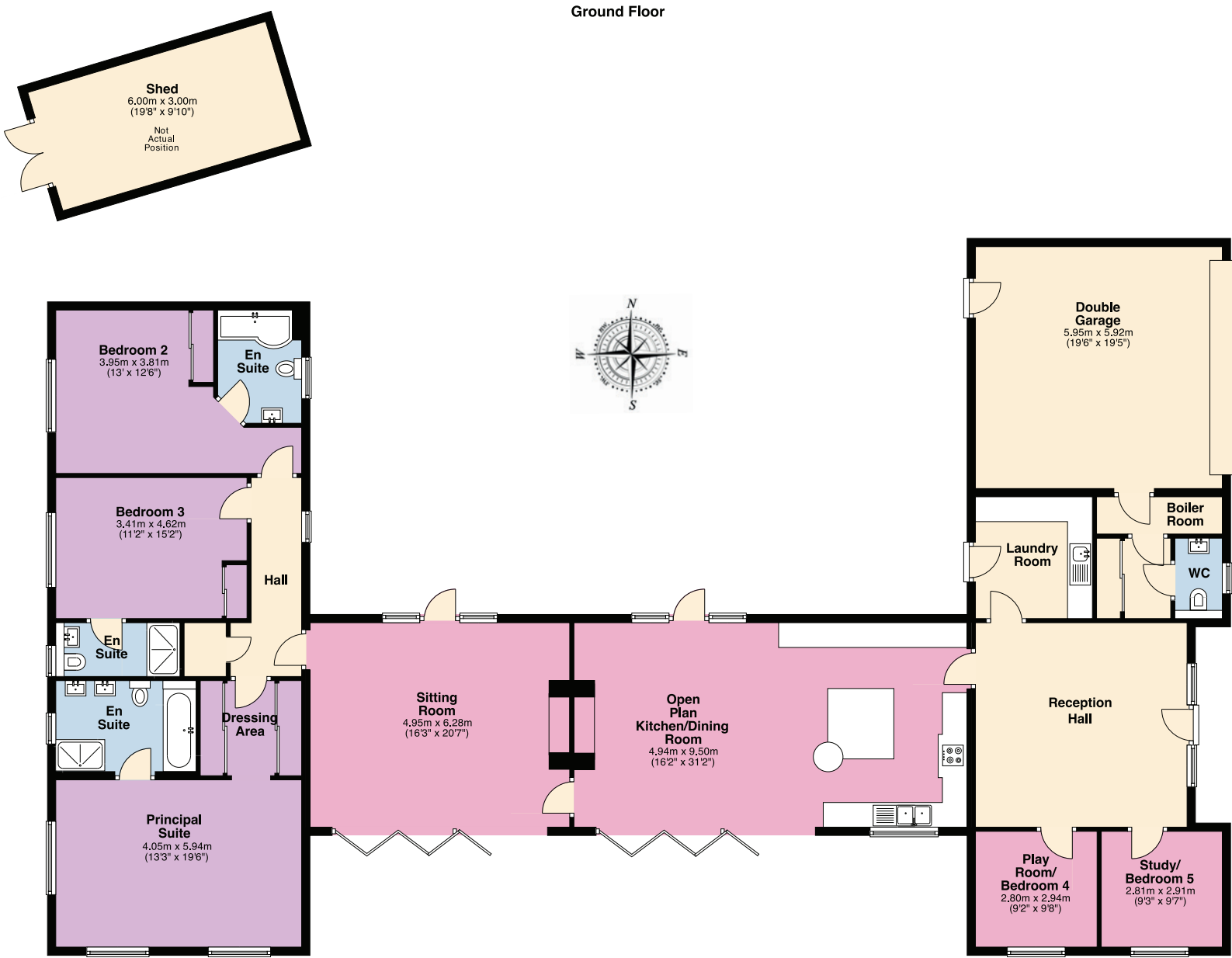
Garage:
approx. 35.2 sq. metres
(379.1 sq. feet)

Shed:
approx. 17.9 sq. metres
(193.1 sq. feet)



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OUT AND ABOUT

Midsummer House is ideally positioned for both tranquillity and convenience, and ideal for families, close to Kings Cliffe Endowed Primary School, while a host of secondary and independent establishments can be found in the nearby market towns of Oundle, Corby and Stamford.

Commuters can access Stamford Railway Station, approximately 6 miles away, offering regular services to Peterborough and beyond, whilst the A47 and A1 roads are easily accessible, connecting to major cities and towns.

For the essentials, various shops can be found in Kings Cliffe, while nearby Stamford and Oundle offer a broader range of independent shopping and dining options.

Countryside abounds on the doorstep, from the family friendly trails and forest rides of Fineshade Woods to the pretty village of Blatherwycke, whose peaceful lake is home to swans and mandarin ducks – all within easy reach of Midsummer House: a sanctuary for all seasons, and a place where summer never ends.

LOCAL DISTANCES

- Stamford 8.5 miles (18 minutes)
- Corby 10 miles (18 minutes)
- Oundle 8 miles (19 minutes)
- Uppingham 11 miles (21 minutes)
- Peterborough 14 miles (24 minutes)
- Oakham 16 miles (28 minutes)





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