



UFFINGTON MANOR

UFFINGTON



Welcome to Uffington Manor - a home of unrivalled beauty and quiet grandeur, where timeless architecture meets exquisite gardens; every inch curated with care. Tucked into the heart of Lincolnshire's rolling countryside, yet only moments from the historic market town of Stamford.

With its sweeping gravel drive, majestic, gated entrance and blossom-bedecked trees, Uffington Manor makes a breathtaking first impression. This Grade II listed, 17th-century home sits within over five acres of meticulously landscaped grounds - a rare and remarkable country retreat where heritage architecture meets refined modern living.



To the manor reborn

Lovingly renovated over the past two decades, the manor blends classical elegance with contemporary comfort, elevated by underfloor heating, updated roofing and a layout that flows with modern family life.





An enchanting arrival

Evoking warmth and character from the outset, the reception hall pairs flagstone flooring with sunflower-yellow walls in a bold yet timeless nod to the home's heritage. Broad doorways and graceful proportions set the scene for the elegance that unfolds beyond. Adding a sense of drama is the roaring limestone fireplace, ensuring a warm welcome.



Resplendent receptions

Whether working from home, entertaining, or simply enjoying a slower pace of life, the living spaces at Uffington Manor are designed to adapt.

The drawing room evokes a timeless elegance, where grand sash windows frame views of the marquee lawn and formal gardens, warmed by chandelier lighting and a handsome fireplace.



Bathed in natural light, the sitting room, with its French doors opening onto striped lawns and a beautiful magnolia tree, is perfect for peaceful afternoons or fireside evenings.

Offering a cocoon of calm is the study, with its deep green tones, tartan wallpaper and ornamental fireplace – a refined retreat for reading, catching up on correspondence and contemplating.





Wine and dine

Entertain in enchanting surrounds in the dining room where austere stone mullion windows, regal red tones, panelled walls and treacle-toned beams set the scene for exquisite evenings.

Celebrating space and sunlight, the kitchen, with its bespoke pantry, blends fresh, modern design with timeless charm — vaulted ceilings with pale exposed beams, warm wooden flooring and a crisp, airy palette, flowing seamlessly through into the garden room, the perfect spot for breakfast or relaxed dining, bathed in morning light with views stretching out across the terrace, gardens and pool beyond.

Supporting the main home with quiet efficiency, the cloakroom, laundry, and boot room offer everyday convenience. Below stairs, a generous cellar presents excellent storage or future potential.



Soak and sleep

Upstairs, the principal suite enjoys its own private staircase - a luxurious retreat complete with a fully fitted, walk-through dressing room and a spa-like en suite with both bathtub and shower.



Three further bedrooms share this floor: one with its own en suite, another beside a stylish shower room, and a fourth that offers flexible use as a nursery, guest room or study. A charming ground floor, double bedroom with bathroom offers views across the courtyard and garden.





Outbuilding opportunities

An outbuilding offers flexible potential - currently arranged as a freshly painted and carpeted office with exposed beams and a cosy corner stove. Two additional rooms lead off either side, providing ideal space for a home office, creative studio or guest accommodation. Perfect for business use or quiet retreat.



The Garden Cottage

Recently refreshed with stylish, newly fitted kitchen and bathroom, the three-bedroom cottage offers immaculate accommodation full of charm, with separate sitting room and dining room, making it an ideal offering for guests, extended family, or even a boutique holiday let.

A garden for all seasons

A landscape in which to lose yourself, the gardens at Uffington Manor are simply spectacular. A masterclass in landscape design where formality meets freedom, every space tells its own story.

Admire the vast, level lawn enclosed by high hedging and impeccably maintained walls. Known as the Marquee Garden, this private and impressively sized space could be ideal for hosting everything from weddings to charity galas, with chestnut trees and blooming borders softening the edges in a flourish of colour.

Another, more relaxed lawned garden is framed by golden beech hedging, while the orchard brings seasonal interest and a fruitful harvest in the autumn. Summer days, meanwhile, are best spent beside the heated swimming pool – safely enclosed by wrought iron fencing.



What we love...

A home of rare character and quiet luxury, Uffington Manor offers an extraordinary lifestyle where heritage meets modern comfort and gardens inspire at every turn. A home to grow into, entertain in and never want to leave, Uffington Manor beckons.





Shaped holly trees and sculpted box hedging lend a formal feel to the striped lawns and clipped curves of the walled garden. A garden that retains warmth, symmetry and timeless English elegance, each area offers a quiet celebration of texture and tone.

Meander further and the mood shifts once more: beneath mature trees in the side garden, spring bulbs form a more informal scene, which in turn opens into a securely

fenced paddock. For families, there's a magical tree house and play area tucked amongst the trees - just one of many hidden corners that invite imagination and escape.

Whether it's morning coffee on the patio terrace, a quiet moment on a bench beneath the boughs, or a garden party in full swing, this is a landscape made for living - beautifully grown, perfectly kept and endlessly inspiring.





Near and far

Explore the delights of Uffington, taking a stroll about this much sought-after community, with delightful countryside walks on your doorstep, taking in fields, river and ancient farmland. A village with community at its heart, amenities include the village C of E primary school, St Michael & All Angels Church, village hall and the jewel in the village's crown, The Bertie Arms, an ancient hostelry dating back to 1681, loved for its warm welcome, real ales and delicious food.

Families are ideally placed at Uffington Manor, with a selection of fine independent educational establishments including Copthill School and Nursery on your doorstep, and Witham Hall, Stamford, Oakham, Uppingham and Oundle Schools all nearby.

Often cited on The Sunday Times 'Best Places to Live in the UK' list, Stamford is known for its beautiful Georgian architecture, historic buildings, and a thriving mix of independent shops and cafes. The town also boasts excellent amenities, good transport links, and a strong sense of community with a wealth of events taking place throughout the year.

Commute with ease from Stamford Railway Station with its direct line to Leicester, Birmingham and Peterborough, connecting seamlessly to London in under an hour.



Local Distances

Stamford 2.5 miles (5 minutes)
Market Deeping 6 miles (11 minutes)
Witham on the Hill 7 miles (12 minutes)
Bourne 10 miles (18 minutes)
Oakham 13 miles (24 minutes)
Peterborough 14 miles (25 minutes)

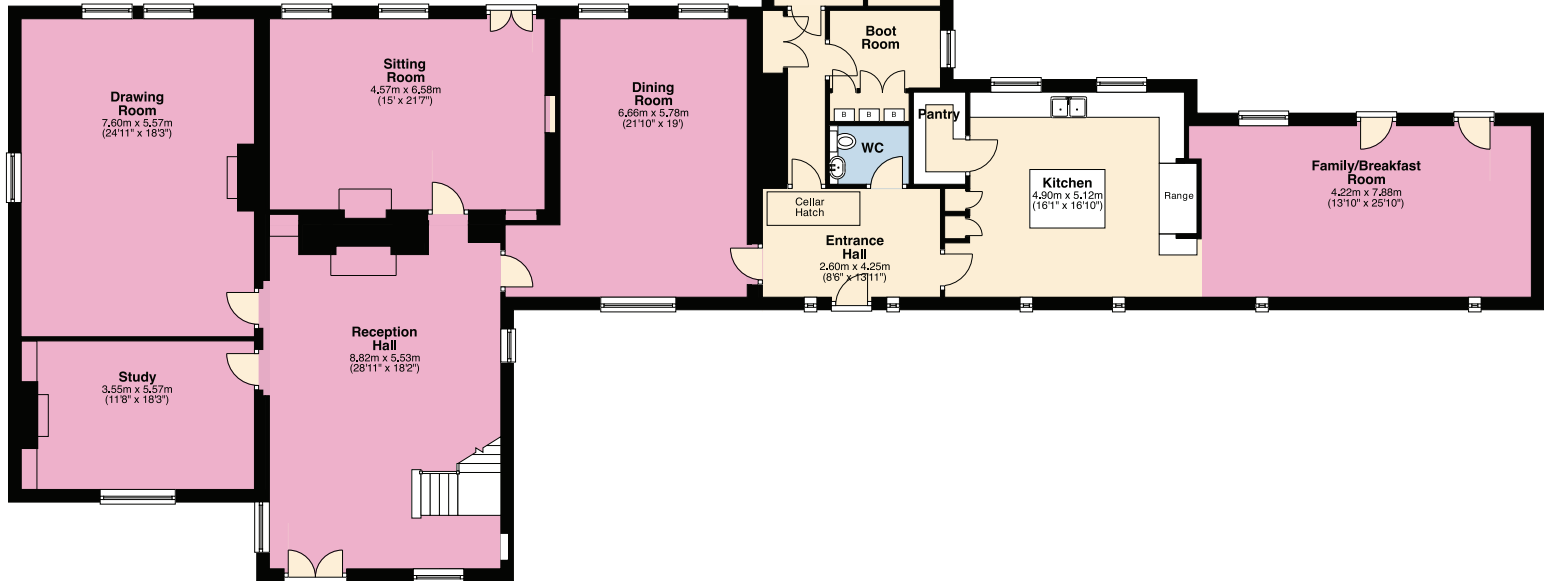


The Finer Details

- Freehold
- Detached
- 17th century manor house with late 17th century cottage
- Grade II listed
- Conservation area
- Plot approx. 5.42 acres
- Gas central heating
- Mains electricity and water
- Septic tank
- South Kesteven District Council, tax band H

Uffington Manor

Basement: approx. 29.7 sq. metres (320.2 sq. feet)
Ground Floor: approx. 410.1 sq. metres (4413.8 sq. feet)
First Floor: approx. 178.0 sq. metres (1916.3 sq. feet)
Total area: approx. 617.8 sq. metres (6650.3 sq. feet)



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The Garden Cottage



The Garden Cottage

Ground Floor: approx. 71.3 sq. metres (767.7 sq. feet)
First Floor: approx. 41.3 sq. metres (444.9 sq. feet)
Second Floor: approx. 34.8 sq. metres (374.8 sq. feet)
Total area: approx. 147.5 sq. metres (1587.4 sq. feet)



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