



GREYTREX HOUSE

STAMFORD





Grand in design, graceful in detail and gracious in scope, Greytrex House brings together neo-Georgian architecture, contemporary elegance and two adaptable annexes to create a home of enduring appeal, right in the heart of Stamford.

Set along a quiet, unadopted lane, behind secure electric gates and manicured lawns, Greytrex House was built in the 2000s and offers nearly 5,500 square feet of elegant living within which to roam.

Refreshingly upgraded by the current owners, the home combines classical architecture with a refined modern interior. Pale buff brick, anthracite-framed sash-style windows and a portico entrance framed by classical columns make a commanding first impression, softened by neat lawns and a row of silver birch trees shimmering in the breeze.



Welcome home

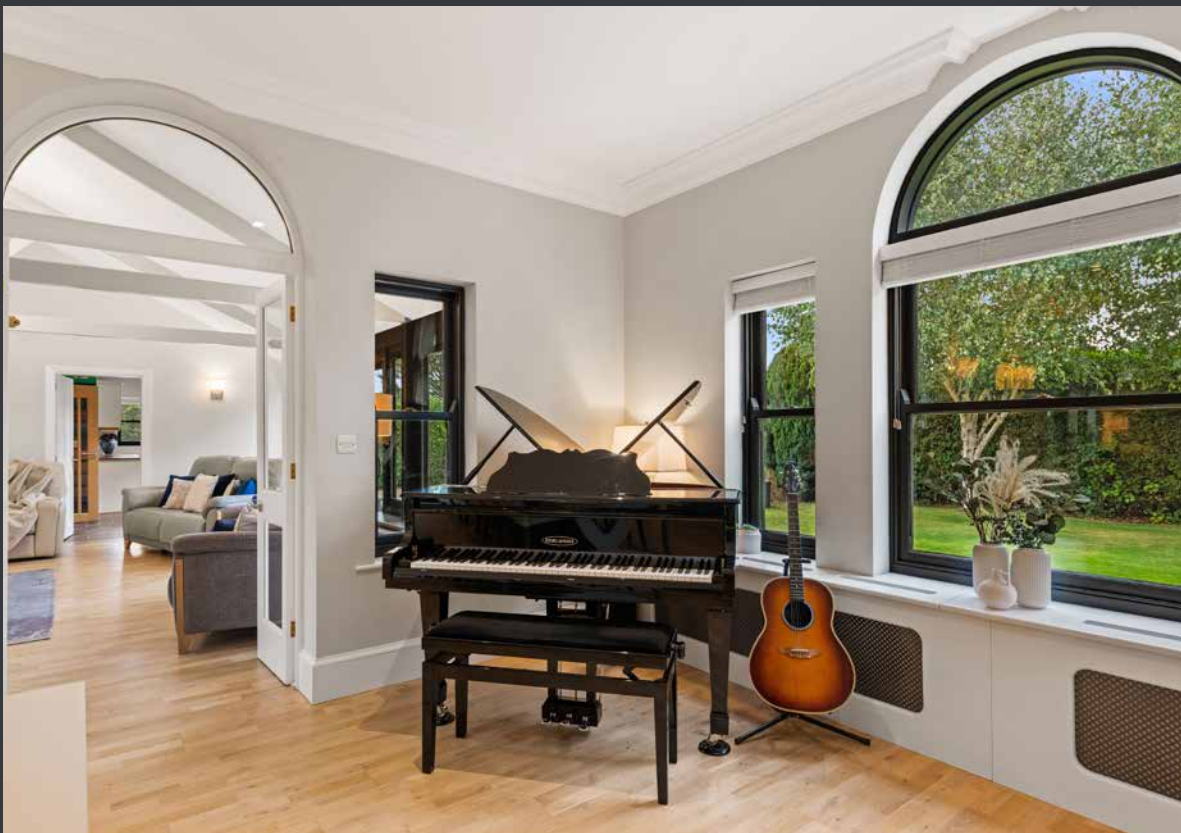
Step inside the entrance hallway where the staircase rises ahead, its crisp white spindles and deep anthracite bannister against soft grey walls, revealing the sophisticated palette that features throughout, while the original flooring beneath has been lovingly restored to its natural beauty.



Wine, dine and unwind

At the heart of Greytrex House, the dining hall makes a statement in both scale and style. Soaring ceilings, arched windows to front and rear, and space for a grand piano set the tone for sophisticated soirees. A stone double-sided fireplace with gas fire lends warmth and atmosphere, shared with the sitting room beyond.

A showpiece of its own, the sitting room's vaulted beamed ceiling adds character and amplifies light. French doors to both front and rear, alongside bifolding windows, create a seamless flow to the gardens, blurring the boundary between indoors and out.





Annexe-tra room

Adding yet another dimension to Greytrex House is the self-contained annexe, located beyond the sitting room, though also accessible independently, providing a complete, ground-floor living arrangement with kitchen, shower room and bedroom, alongside French doors leading out to the garden – perfect for multi-generational living, visiting guests, or older children seeking privacy.





Follow the flow

Returning to the main home, a casual seating area offers space to unwind and connects seamlessly to the kitchen breakfast room ahead. A contemporary space, the kitchen combines modern functionality with everyday family ease, and houses newly fitted Siemens and AEG appliances. There is exciting scope to extend and connect the kitchen with the barn, a plan once granted approval and easily imagined again, creating a spectacular flow of family and entertaining space. A spacious utility room adds further practicality, with direct garden access and excellent storage, alongside a cloakroom.



Inspire and create

A restful retreat for work or pleasure awaits in the study, where bespoke fitted furniture and library shelving create order and elegance, with space for two to work side by side at built-in desks. A chic cloakroom with Victorian-inspired mosaic tiling allows you to work from home in perfect comfort.

Another beautifully styled cloakroom lies off the main hallway, ideal for guests.



Sweet dreams

Elegant even between rooms, the carpet runner and chrome rods offer a sense of sophistication en route to the first-floor gallery landing.

Peace and serenity greet you in the principal suite, a true retreat, vast in scale with windows to two sides overlooking the garden alongside extensive storage and a sumptuous en suite complete with twin sinks, walk-in shower and separate bath.



Three further spacious double bedrooms await on this floor, each light, bright and refined. One is complemented by a recently refurbished shower room en suite, while the other two are served by the family bathroom, also recently updated in monochrome style with metro tiling and dark grey panelling.



Stairs rise again to a second-floor landing, an inviting, brightly lit nook for reading or quiet contemplation.

Two further double bedrooms sit either side of the landing. The first captures magical rooftop views across Stamford, while the other is airy and light-filled; both are served by a newly fitted bathroom with bath and separate shower.





The Barn

Offering a sense of separation from the main home, a second, two-bedroom, two-bathroom detached annexe stands distinctly apart from the home, accessed to the left of the driveway.

With space for guests, fledglings returning from university and travels, or even older relatives, the open-plan sitting room, dressed in deepest blue, offers plenty of space to stretch out, with a separate kitchen and ground-floor shower room. Upstairs, two bountiful double bedrooms share a Jack-and-Jill shower room, completing this story of self-contained luxury.





Outdoor living

Cocoon yourself in the greenery of the gardens at Greytrex House, with a formal lawn to the front, beautifully manicured and maintained, set behind a mature, tall hedge and a row of impeccably spaced silver birch trees offering shelter and shade.

To the rear, a wraparound courtyard with large terrace is perfect for al fresco entertaining and dining, with a peaceful pergola to the rear for afternoon tea or evening aperitifs.



Balancing grandeur with comfort, Greytrex House is a home of presence and possibility, a place to live, grow and entertain in timeless style.

The Finer Details

- Freehold

Detached

Built 2000s

Plot approx. 0.45 acre

Gas central heating (Main Home & Annexe)

Oil central heating (The Barn)

Mains electricity and water
- Septic tank

EV charging point

South Kesteven District Council

- Main home - tax band G

- Annexe - tax band A

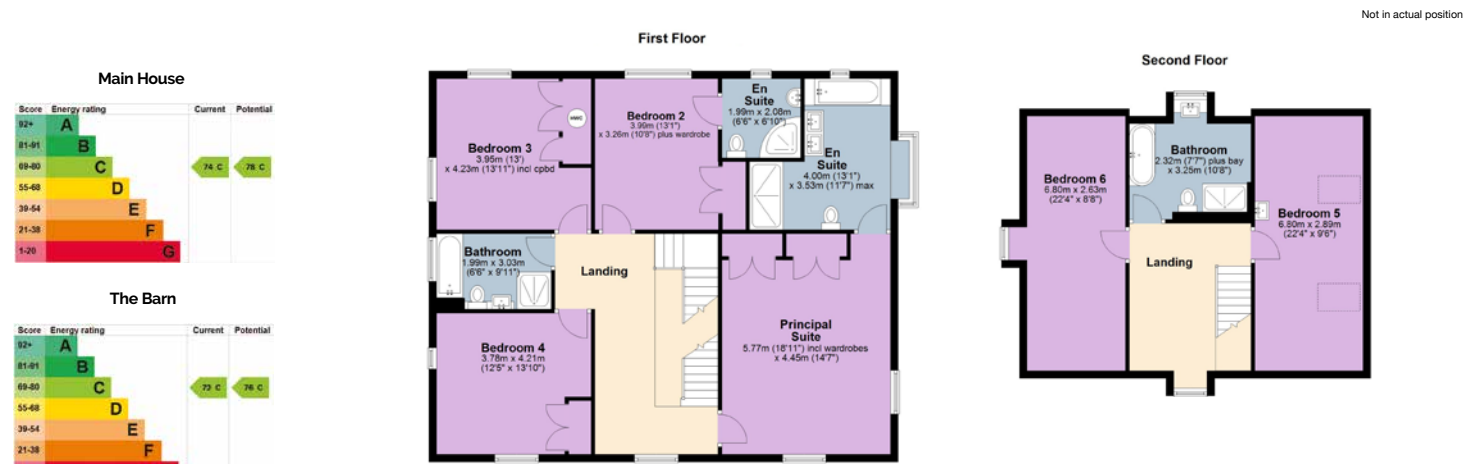
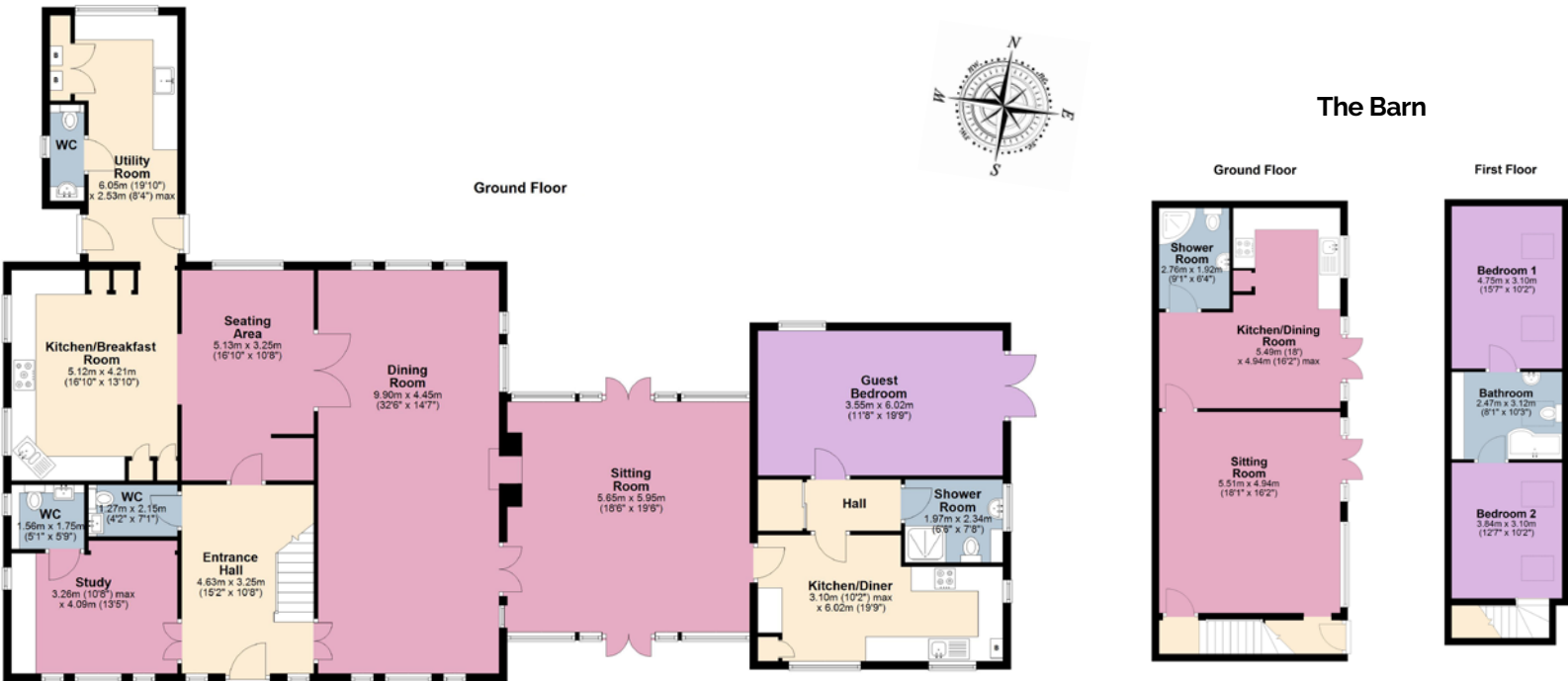
- The Barn - tax band A

EPC rating C – main home

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Main Home & Adjoining Annexe
Ground Floor: approx. 221.2 sq. metres (2,381.2 sq. feet)
First Floor: approx. 119.8 sq. metres (1,289.8 sq. feet)
Second Floor: approx. 61.9 sq. metres (666.4 sq. feet)
Total: approx. 403 sq. metres (4,337.4 sq. feet)

The Barn
Ground Floor: approx. 61.1 sq. metres (657.9 sq. feet)
First Floor: approx. 38 sq. metres (409.2 sq. feet)
Total: approx. 99.1 sq. metres (1,067.1 sq. feet)



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On Your Doorstep

Centrally situated, within five minutes' walk discover the historic market town of Stamford, cited by the Sunday Times newspaper as one of Britain's best places to live, and home to the renowned Stamford School.

Take a turn about the Elizabethan cobbles, stroll along the river, and peruse independent boutiques, cafés, and restaurants. Within 20 minutes' walk, pay a visit to Burghley House and admire the exquisitely maintained gardens and treasure-filled state rooms. Aside from

its quaint cobbled streets and impressive architecture, Stamford is famed for its weekly market and fortnightly farmers' market, held on Fridays.

Commuting is straightforward, with Stamford's easy rail links to Peterborough and onward to London's King's Cross, making daily commuting a real possibility. Combine a modern lifestyle with the inimitable charm of this bustling and historic market town.

Local Distances

- Stamford Railway Station** 0.7 miles (a picturesque 15 minute walk)
- Oakham** 11 miles (17 minutes)
- Uppingham** 12 miles (21 minutes)
- Bourne** 12 miles (24 minutes)
- Peterborough Railway Station** 16 miles (23 minutes)
- Grantham** 21 miles (29 minutes)
- Leicester** 30 miles (53 minutes)



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