



Because property is personal with...

Kettering Road

BELVOIR!

£1,200,000



Key Features

- Located in desirable Wothorpe near Stamford
 - 0.25-acre plot with stunning rural views
 - Bespoke kitchen with granite surfaces and island
 - Detached double garage
 - Small completed upper chain
 - Potential for expansion (STPP)
- EPC rating: E





Roach House, Wothorpe

A rare opportunity to acquire a beautifully presented and substantial family home in the prestigious village of Wothorpe, on the edge of the Georgian market town of Stamford. Positioned on a generous plot of approximately 0.25 acres, Roach House enjoys breathtaking views over rolling countryside and offers elegant, flexible living space ideal for modern family life.

Internally, the property boasts a spacious entrance hall leading to a bright, dual-aspect living room with a feature log burner and French doors opening to an outdoor dining terrace. The heart of the home is the stunning open-plan kitchen/diner, complete with bespoke cabinetry, granite worktops, an island unit, and expansive views of the surrounding landscape. A dedicated study and convenient cloakroom complete the ground floor.

Upstairs, the landing provides access to four well-proportioned bedrooms, all with fitted wardrobes. The master bedroom enjoys dual-aspect views and a stylish en-suite shower room. A contemporary family bathroom serves the remaining bedrooms.

Externally, the meticulously maintained gardens surround the property and offer a perfect blend of lawn, patio, and mature planting. A detached double garage, supplied with power and light, provides excellent storage and parking.

Location: Wothorpe is a highly regarded village known for its privacy and exclusivity, yet is only moments from Stamford's vibrant town centre. Stamford offers a wealth of independent shops, cafes, and restaurants, alongside outstanding schools and direct rail links to Peterborough and London. The surrounding countryside

provides endless opportunities for walking, cycling, and rural pursuits.

Entrance Hall

Welcoming entrance with stairs rising to the first floor and doors to principal rooms.

Living Room 26'6" x 12'2" (8.1m x 3.7m)

Bright, dual-aspect living space featuring a log burner and French doors opening to an outdoor dining terrace.

Kitchen Diner 26'7" x 14'8" (8.1m x 4.5m)

Bespoke kitchen with granite work surfaces, a central island, and spacious dining area offering panoramic views over open countryside.

Study 10'5" x 6'6" (3.2m x 2m)

Ideal for home working, tucked away for privacy and focus.

Cloakroom

Conveniently positioned off the rear lobby with WC and wash basin.

Landing

Provides access to two loft spaces and connects all bedrooms

Master Bedroom 15'2" x 10'11" (4.6m x 3.3m)

A spacious double room with fitted wardrobes and views over the side and rear gardens.

Ensuite 6'10" x 5'11" (2.1m x 1.8m)

Contemporary suite with walk-in shower, pedestal basin, and WC.

Bedroom 2 15'3" x 10'0" (4.6m x 3m)

Large, dual-aspect double bedroom with fitted wardrobes.

Bedroom 3 10'11" x 10'10" (3.3m x 3.3m)

A good-sized double with fitted wardrobes and views to the front and side.

Bedroom 4 11'9" x 7'6" (3.6m x 2.3m)

Features fitted storage and overlooks the rear garden.





Family Bathroom

Modern white suite with complimentary tiling, including bath, wash basin, and WC.

Outside

Set in approximately 0.25 acres, the gardens are beautifully maintained and provide a tranquil outdoor space with panoramic rural views.

Detached Double Garage

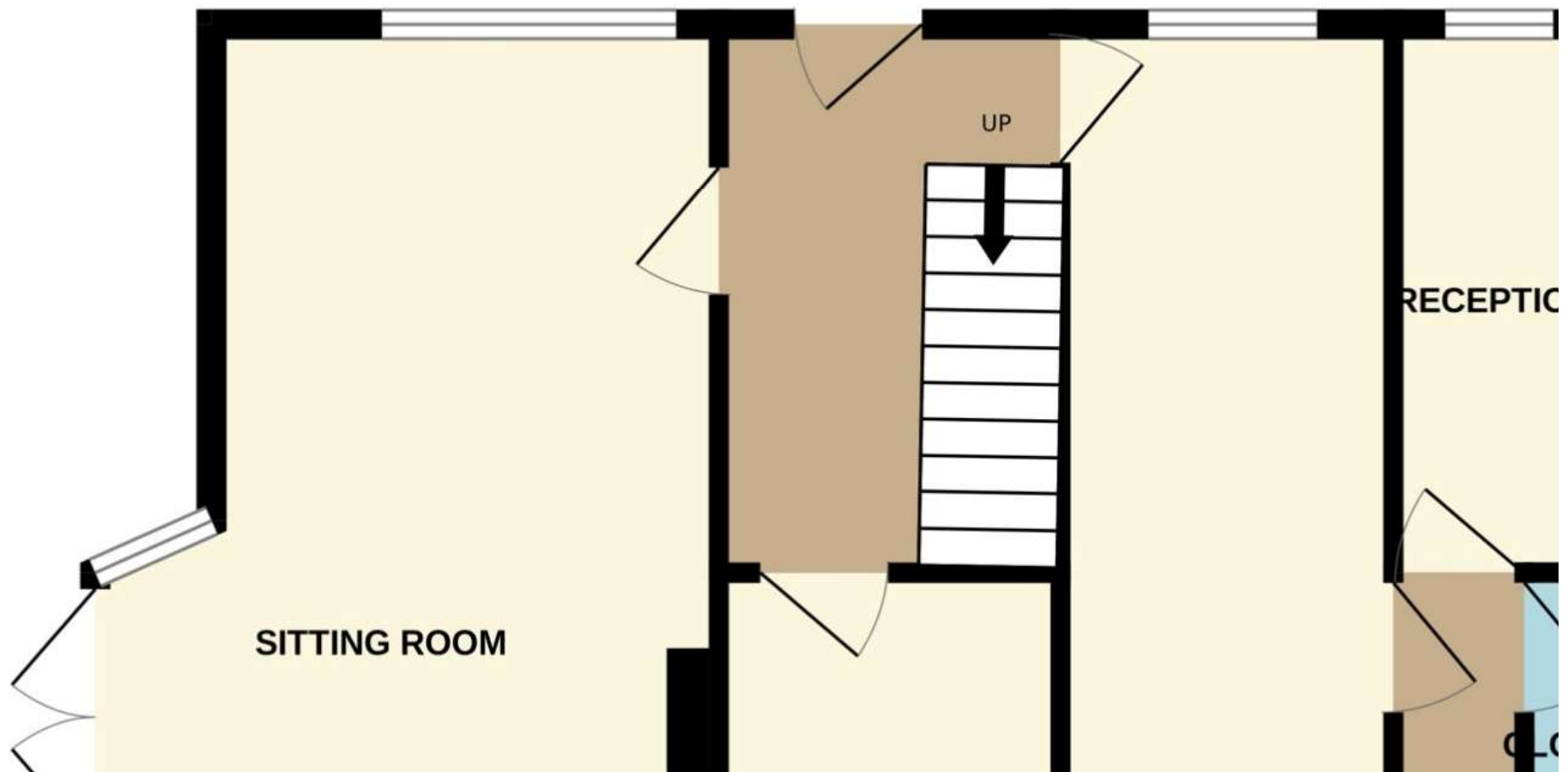
Secure and spacious, with power and lighting—ideal for vehicles, storage, or workshop use.

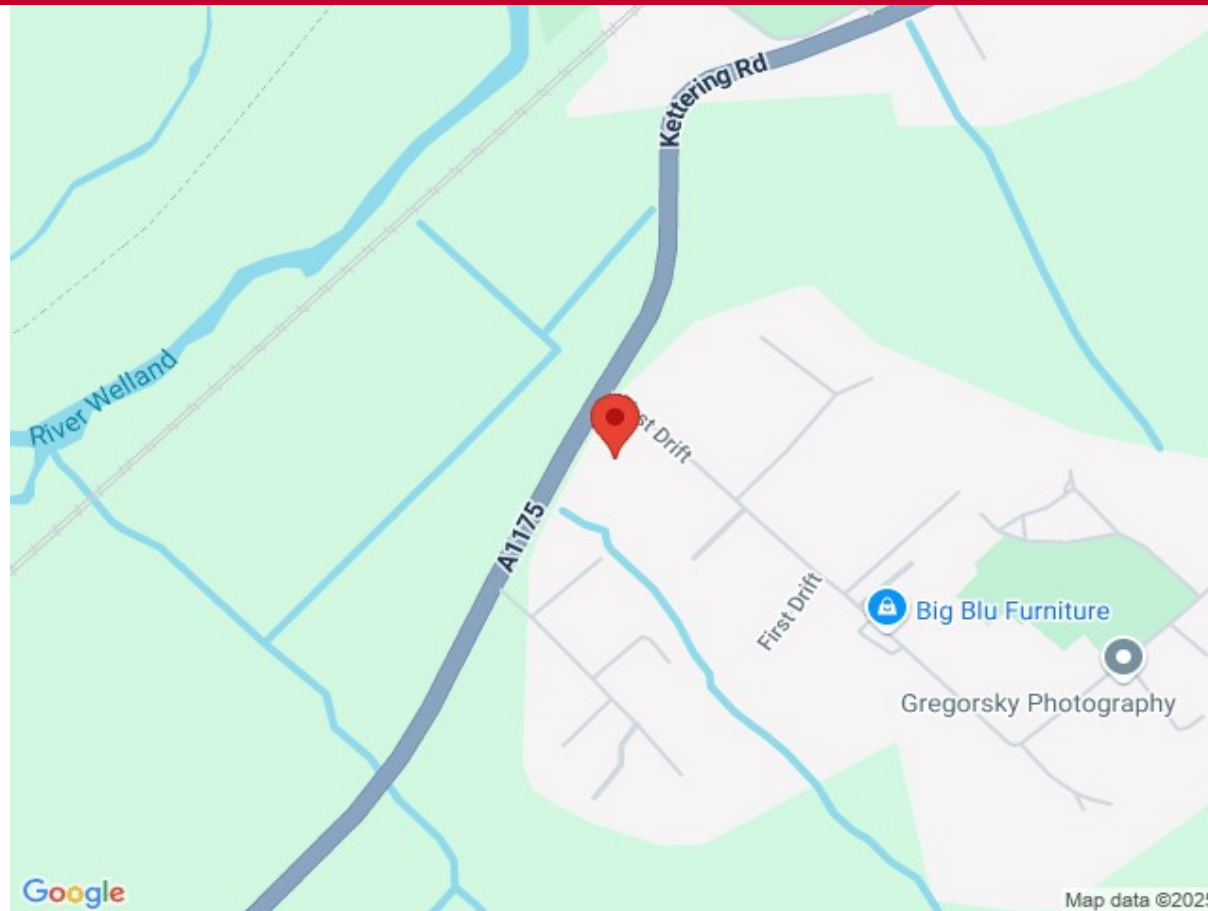






GROUND FLOOR
778 sq.ft. (72.3 sq.m.) approx.





BELVOIR!

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