

# BEECH HOUSE

LANGTOFT



With country walks, the village pub and local shop all within easy walking distance, discover box fresh living at Beech House on Bramblewood Court.

Built in 2021 and with just one owner to its name, Beech House reflects a clear commitment to quality, from the build itself to the calibre of finishes throughout, a motif that is felt instantly upon arrival.

Set back behind its namesake beech hedging and along a block-paved driveway, Beech House, with its crisp blend of cream stone and redbrick, offers a dazzling first impression, with parking to the front ahead of a double garage.



## WELCOME HOME

Step through the front door, and into the bright welcome of the entrance hall-dining room, where light streams in through large windows and doors to both the front and rear - offering instant access out to either terrace depending on the time of day; ideal for al fresco dining.

Warmth emanates from the heating beneath the wooden flooring - flowing throughout both the downstairs and upstairs of Beech House - while exposed timber beams infuse a sense of character in keeping with the country surrounds.

A home with a modern flow and feel, this main entrance opens to both left and right, and with the dining room at the heart, there is a sense of immediate connection and sociability.

Feast your eyes on the contemporary kitchen to the right, where all storage and appliances including oven, induction hob and drinks fridge, are seamlessly contained within the ivory-fitted cabinetry. Prepare family suppers, bake with children at the quartz-topped island or converse with the chef over a glass of wine from the chiller in a kitchen designed as much for conviviality and family moments as it is for cooking.





## COMFORT, CONTENTMENT AND VERSATILITY

With bifolding doors opening out onto the broad, sunny terrace at the rear, and with views out to the second garden to the other side, the sitting room is an all-season space,

warmed by an electric log-burning stove beneath a spectacular vaulted and beam bedecked ceiling on cosy winter nights.

Work from home in the study, equally suited as a cosy snug, gaming room, or even an additional bedroom, with light streaming in through the side-facing window..



## PRACTICAL PLACES

A ground floor cloakroom adds everyday convenience, while the plant room neatly houses the workings behind the scenes, including the underfloor heating system and Cat5 cabling.

The utility room also serves as a handy boot room, with dedicated built-in storage for coats and shoes, alongside plumbing for a washing machine and dryer, and access out to the garden.

Storage is in abundance at Beech House, with two large sets of fitted wardrobes nestled off the hallway, conveniently situated outside the first of the bedrooms, downstairs.





## SWEET DREAMS

A home with adaptability at its core, tucked away beyond the stairs lies the first of the bedrooms, brimming in light from large windows to the front and rear. As throughout the home, the fresh, neutral décor lends this bedroom a classical elegance, with the potential to be reinvented as a home office, gym or studio.

Refresh and revive in the immaculate part-tiled en suite, with shower, wash basin and lavatory.

Upstairs, the guest bedroom is a light-filled double with en suite shower room. Two further double bedrooms with built-in storage and garden views sit to the other side of the landing.

Soak away the aches in the pristine family bathroom containing bathtub with shower overhead, beautifully tiled and with nearby storage for towels found in the airing cupboard off the landing.





## AL FRESCO LIVING

Soak up the sun throughout the day, with a terrace and lawn to the front overlooking the church in the distance. Follow the paved pathway to the side, where the garden divides into two distinct areas.

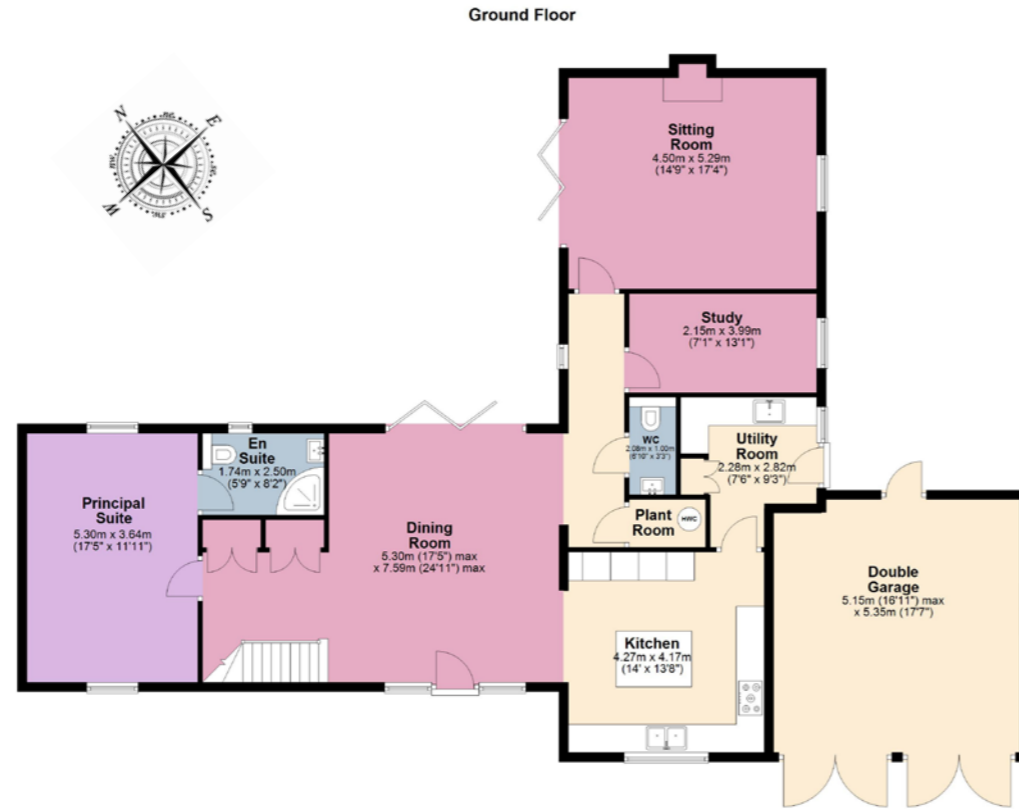
Accessed from the utility room, a large area of lawn edged in raised planted borders, offers a practical everyday space – perfect for hanging laundry out of the way when entertaining. A paved

pathway leads past the mature borders of variegated greenery and shrubs to the main rear garden, where a wide terrace opens up from the main living spaces, and another large lawn to the front provides plenty of room for children to play and adults to relax or entertain. This dual garden works particularly well for family life, giving adults and children space to enjoy the outdoors both independently and together.

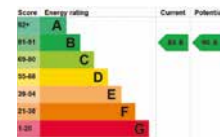
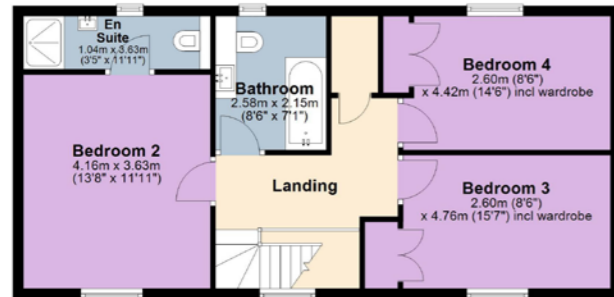
## THE FINER DETAILS

Freehold  
 Detached  
 Built 2021  
 Plot approx. 0.16 acre  
 Air source heat pump  
 Underfloor heating  
 Mains electricity, water and sewage  
 South Kesteven District Council, tax band F  
 EPC rating B

Ground Floor: approx. 132 sq. metres (1,420.3 sq. feet)  
 First Floor: approx. 60.4 sq. metres (650.6 sq. feet)  
 Total Home: approx. 192.4 sq. metres (2,071 sq. feet)  
 Garage: approx. 27.9 sq. metres (299.9 sq. feet)



First Floor



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## NEAR AND FAR

Offering a strong sense of community with excellent access the surrounding market towns and countryside, Langtoft provides a useful selection of everyday amenities, including a primary school, village shop, pub, parish church and village hall, while nearby Market Deeping offers a wider range of shops, supermarkets, cafés, restaurants and services.

The area is well placed for schooling, with Langtoft Primary School in the village and further options in Market Deeping, Bourne – including Bourne Grammar School – Stamford and Peterborough. Stamford’s renowned independent school is also within comfortable reach.

For commuters, Langtoft offers a village setting without feeling disconnected. Market Deeping is a short drive away, with Stamford, Bourne and Peterborough readily accessible, the latter providing mainline rail services to London King’s Cross in under an hour.

## LOCAL DISTANCES

- Market Deeping** 1.7 miles (4 minutes)
- Bourne** 6 miles (12 minutes)
- Stamford** 8 miles (17 minutes)
- Peterborough Railway Station**  
11 miles (20 minutes)





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