



9 Oak Lane, Kings Cliffe

In Excess of £575,000

 **NEWTON FALLOWELL**

**\*\*MUST VIEW HOME\*\*** This stunning five-bedroom, detached, three-storey family home is located in the highly sought-after village of Kings Cliffe. Finished to an exceptional standard and presented in immaculate condition throughout, the standout feature is the impressive, recently fitted open-plan kitchen, dining, and living space.

Double front doors open into a spacious entrance hall, providing access to the ground floor reception rooms, a WC, and stairs leading to the first floor. To the right, a full-length living room offers a bright and welcoming space, complete with French patio doors opening onto the garden.

The true heart of the home is the beautifully designed open-plan kitchen, dining, and living area. This recently installed, high-quality bespoke kitchen features a range of built-in appliances, including an induction hob set within a central island, full-height fridge and freezer, and much more. Perfect for entertaining family and friends, the space has been thoughtfully enhanced by the current owners, who opened up the kitchen into the family room to create a seamless, free-flowing layout.

The first floor continues to impress, boasting a generous principal bedroom with a dressing area and a four-piece en-suite bathroom. There are also two further spacious double bedrooms, a well-proportioned landing, and a contemporary family bathroom.

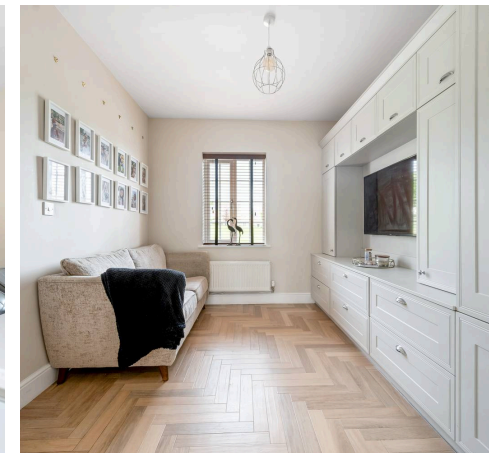
On the top floor, you'll find two additional large double bedrooms enjoying lovely views over the front green and village rooftops. These rooms are connected by a Jack and Jill shower room.

To the side of the property, a gated private driveway leads to a double garage, which has been partially converted into a versatile additional room. Currently used as a home gym, it would also make an excellent home office, complete with heating/cooling air conditioning and ample electrical sockets.

The rear garden benefits from a desirable west-facing aspect, enjoying plenty of afternoon and evening sun. It is mainly laid to lawn and complemented by separate patio areas, ideal for outdoor dining and relaxation.

Council Tax band: G

Tenure: Freehold





#### **Entrance Hall**

11' 4" x 7' 1" (3.45m x 2.16m)

#### **Open Plan Kitchen/Dining Room**

20' 10" x 13' 7" (6.35m x 4.14m)

#### **Living Room**

20' 3" x 11' 3" (6.17m x 3.43m)

#### **Family Room**

11' 1" x 8' 11" (3.38m x 2.72m)

#### **Utility Room**

5' 10" x 8' 5" (1.79m x 2.56m)

#### **WC**

6' 6" x 3' 3" (1.98m x 0.99m)

#### **Bedroom One**

13' 7" x 10' 9" (4.14m x 3.27m)

#### **En-Suite**

8' 9" x 6' 5" (2.66m x 1.95m)

#### **Bedroom Two**

13' 8" x 10' 3" (4.16m x 3.12m)

#### **Bedroom Three**

13' 2" x 16' 8" (4.01m x 5.08m)

#### **Bedroom Four**

11' 3" x 16' 8" (3.43m x 5.08m)

#### **Bedroom Five**

9' 2" x 8' 11" (2.79m x 2.72m)

#### **Family Bathroom**

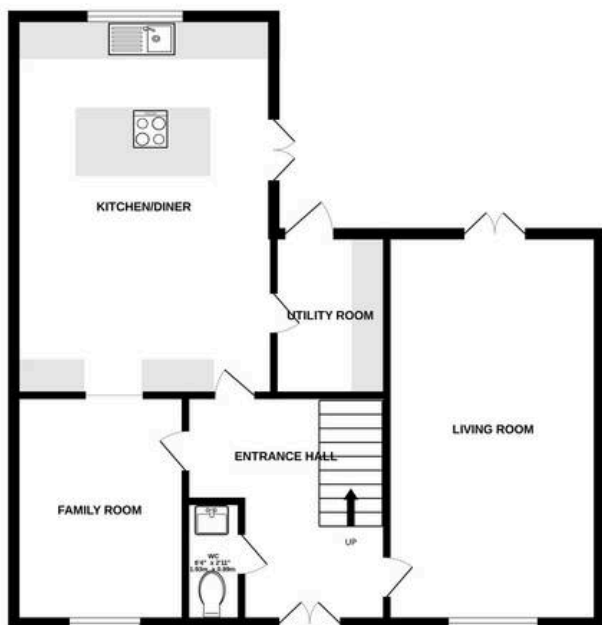
8' 10" x 8' 4" (2.69m x 2.54m)

#### **Jack & Jill Bathroom**

10' 9" x 4' 11" (3.27m x 1.50m)



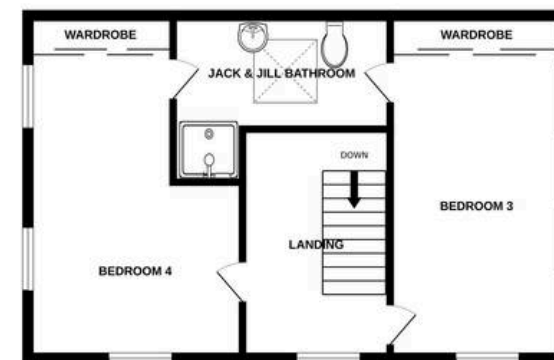
GROUND FLOOR  
806 sq.ft. (74.9 sq.m.) approx.



1ST FLOOR  
802 sq.ft. (74.5 sq.m.) approx.



2ND FLOOR  
589 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA : 2197 sq.ft. (204.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Newton Fallowell - Stamford

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