



# CHERRY TREE COTTAGE

TINWELL





Cherry Tree Cottage is the epitome of grand modern living – an exceptional luxury home that combines refined interiors with a sense of calm, private living, set in the peaceful Rutland village of Tinwell, yet just moments from Stamford.



Electric gates open to a sweeping, carriage driveway, where parking is abundant both at the front and within the garage ahead. Built in 2023 by Oakwood Homes, Cherry Tree Cottage stands proudly in the Rutland village of Tinwell just moments from Stamford, its symmetry and columned façade evoking all the grandeur and prestige of a Jane Austen residence.

From beneath the shelter of the portico, the front door opens to reveal the light, bright entrance hallway, where the staircase with marble overlay elegantly curves up to one side, and on the other warmth emanates from an electric fire, nestled within a grand marble surround, a welcoming feature when returning home on crisp winter evenings.



# Designed with distinction

Light draws you through to the exceptional open plan kitchen-dining-living room.

Entertain with effortless ease in the kitchen, designed and fitted by Tom Howley Kitchens, featuring elegant blue-grey Shaker-style cabinetry and a spacious central island topped with timeless quartz.

Fully equipped with premium integrated appliances, including a Miele dishwasher, combination oven, microwave oven and induction hob alongside a Fisher & Paykel fridge freezer, cook up a feast for family and friends while remaining at the heart of the hosting. A Quooker hot water tap adds everyday convenience, with two large pantry cupboards providing ample storage.





Large sash windows flood the space with natural light, creating a bright and welcoming feel, which continues on into the double height dining area where light streams in through the arched window and French doors. Wine and dine at the central table, set beneath a trio of feature pendants, celebrating the scale of the room.

In summertime, open the French doors to dine al fresco on the sweeping, porcelain paved terrace beyond, peaceful and private, with landscaped garden gently rising up above, a series of stone steps guiding the eyeline up to the mature tree line beyond.

After dinner, settle down before the warmth of the gas log burner-effect stove, nestled in a handsome minimal design surround. Shades of rich grey and crisp white lend a classic contemporary feel, with a lower, cosier ceiling height in the relaxed seating area, as light streams in through a pair of Georgian-feel windows.



The practicalities of daily life have been well considered, with the adjoining laundry room both stylish and practical, including a water softener and filtered water system, alongside stacked washing machine and dryer – with access through to the integral garage. There is also access to a fully furnished boot room with bench seating and hanging space, and a further room currently utilised as a gym offering access out to the garden.





## Reception splendour

Enjoying the morning sun, the formal drawing room sits to the front of the home; its electric fire with elegant surround offers a toasty focal point, while the high ceiling features two stylish chandeliers. Muted, neutral shades convey the elegant tone that captures the essence of life at Cherry Tree Cottage.

Hand painted murals elevate the downstairs cloakroom, furnished with timelessly sophisticated, high-quality Burlington sanitaryware.

A feature ceiling lends a contemporary, calming feel to the study, overlooking the verdant views to the front; a spacious and adaptable room, as comfortable for those working from home as it is serving as a children's playroom.



Meanwhile, once the working day is done, reward yourself with an evening film in the cinema room, colour drenched in deep shades of blue for an authentic, intimate, movie night appeal.





## Boutique retreats

Ascending the gleaming marble staircase, a galleried landing overlooks the dining area below, creating a striking sense of volume and connection between floors. Large, carefully crafted windows by George Barnsdale frame the space, allowing light to flood in and enhancing the overall sense of scale and craftsmanship.

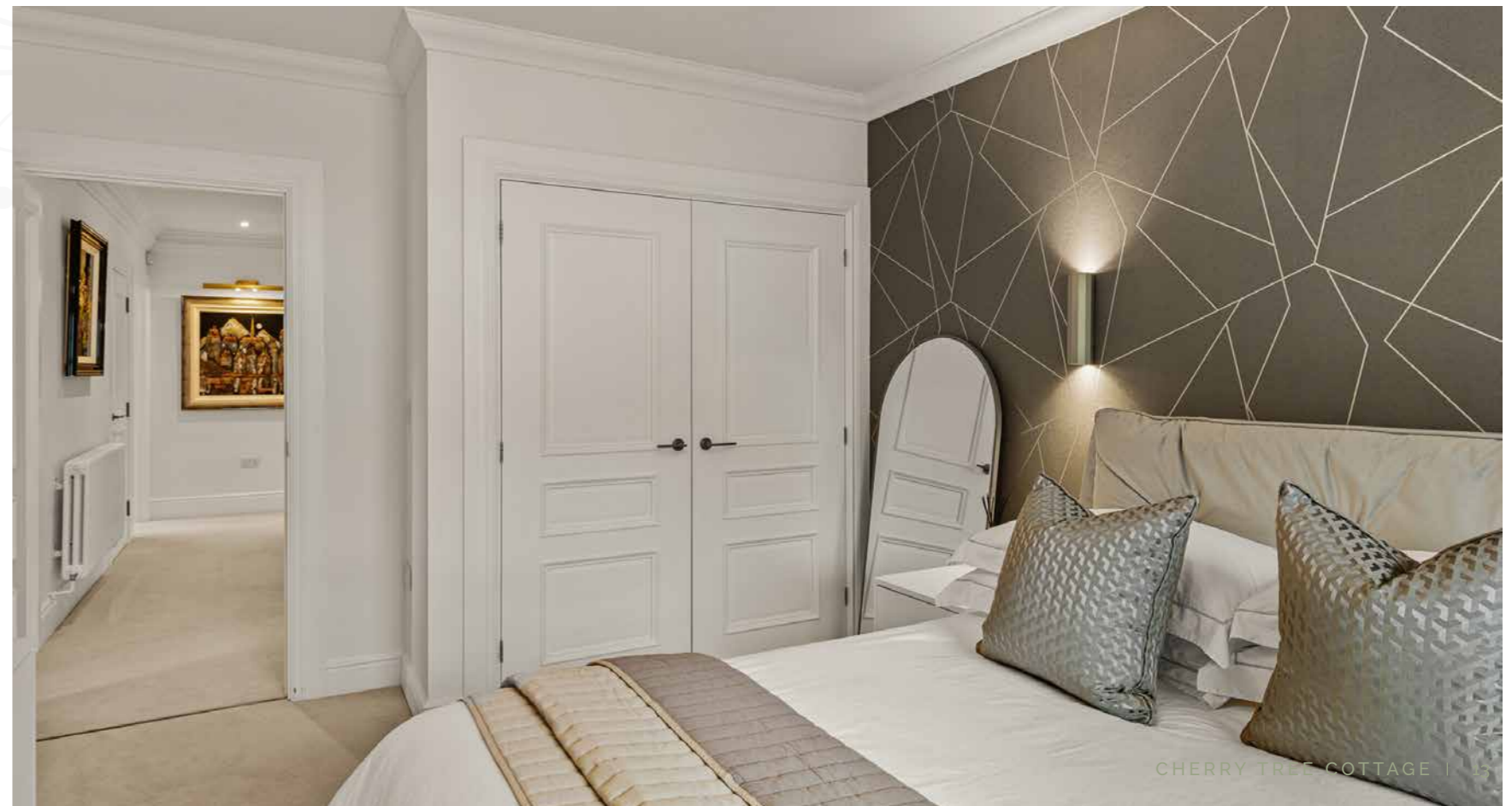
On this floor five bountiful bedrooms await, two of which are sumptuous suites, while the remaining three are served by an indulgent family bathroom.

Restful and serene, the principal suite is truly remarkable, with wood-panelled walls, an exquisite hand painted mural and a pair of Juliet balconies overlooking

the garden. Storage is a prominent feature throughout the home, nowhere more refined than in the dressing room, with its built-in wardrobes and central dressing island. Beyond lies the elegant en suite shower room, decorated in stylish earthy tones.



Two rooms sit to the front of the home, enjoying the countryside views, the first with a built-in wardrobe, the second complete with dressing room and en suite shower room. Another double, complete with fitted storage, sits to the side of the home.





With exquisite marble tiling to the floor and walls, the family bathroom is the epitome of luxury, with gold heated towel rail, taps and showerhead attachment. Refresh and revive within the glass enclosed shower, alongside twin wash basins.

A pair of windows frame delightful garden views in the final bedroom, also fitted with built-in wardrobes.





## Al fresco heaven

Stretch out and soak up the sunny days on the broad, gleaming terrace, where there is ample space for dining and reclining. Sizzle the summer days away in the outdoor kitchen, nestled beneath a high vaulted timber roof and furnished with decked flooring, a sink, wine cooler and six-burner barbecue; a distinctly Mediterranean touch.

From the dining area and terrace, a stone path steps up through the lawn, bordered by neat privets and shaded by mature trees, leading the eye towards the elegant crown pavilion, with seating for eight, a sofa surround and wine storage area. Tucked to one side of the garden, a fully equipped sauna and outdoor shower add to the sense of retreat. The pavilion and sauna are available by separate negotiation.

Sit back and admire the south-facing garden and the enchanting cream façade of Cherry Tree Cottage.



A home made for entertaining, its statement cutting edge design kitchen and bountiful bedrooms and bathrooms bathed in light, Cherry Tree Cottage is the pick of the bunch when it comes to contemporary country living.

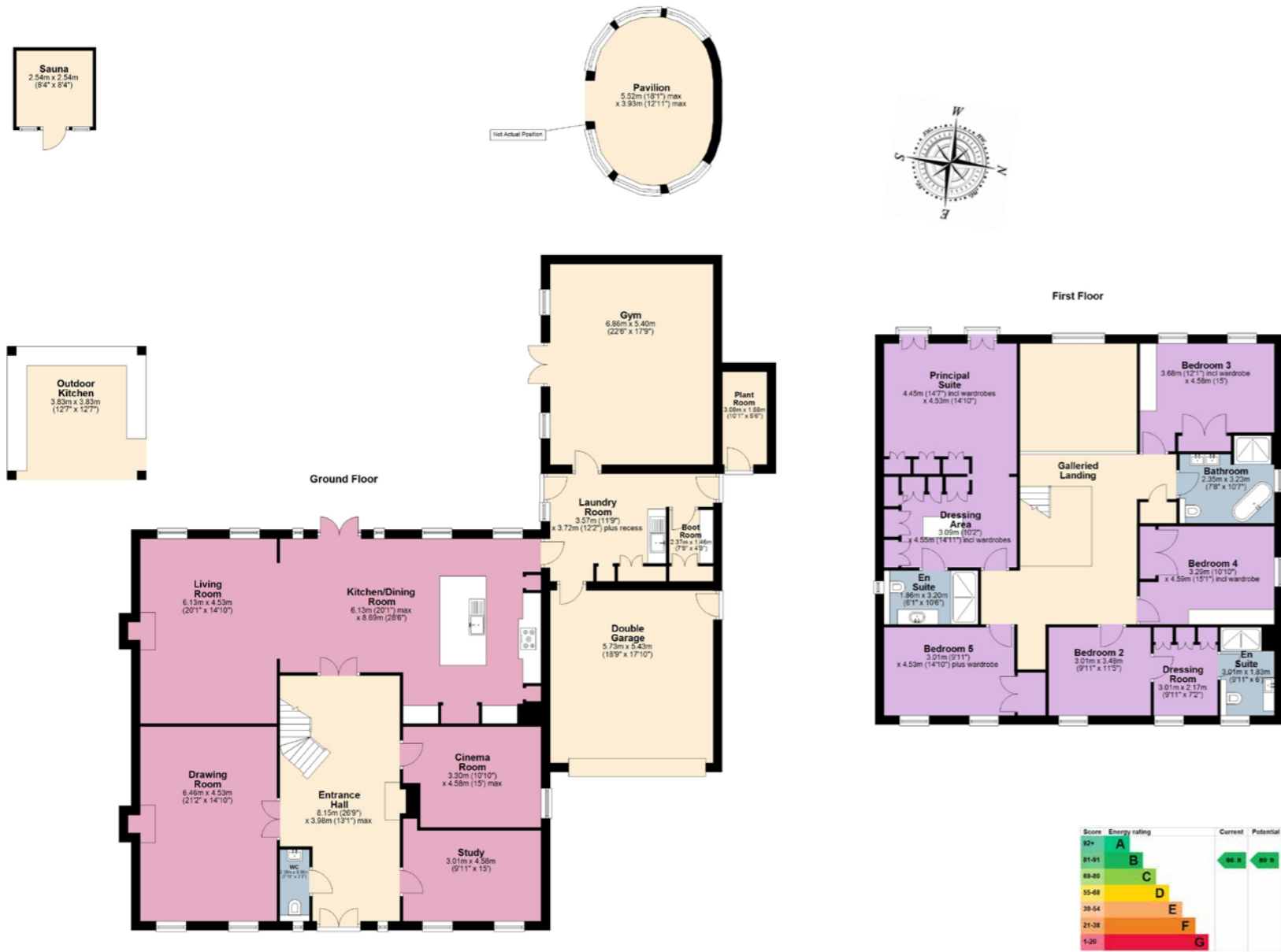


# The Finer Details

Freehold  
 Detached  
 Built 2023  
 Conservation area  
 Plot approx. 0.35 acre  
 Air source heat pumps

Underfloor heating  
 Mains electricity, water and sewage  
 Rutland County Council, tax band G  
 EPC rating B

Ground Floor: approx. 225.9 sq. metres (2,431.3 sq. feet)  
 First Floor: approx. 152.9 sq. metres (1,645.9 sq. feet)  
 Total Home: approx. 378.8 sq. metres (4,077.2 sq. feet)  
 Garage: approx. 33.2 sq. metres (523.6 sq. feet)



# Out and about

Tinwell offers that appealing balance of village calm and town-side convenience. Surrounded by gently rolling countryside on the Rutland edge of Stamford, it is a place of quiet lanes, open skies and an easy connection to the landscape, with local footpaths and the nearby River Welland making it simple to step out for a walk. The village hall remains a valued part of community life, while Stamford is just moments away, bringing handsome Georgian streets, independent shops, cafés, restaurants and culture.

For families, Tinwell is well placed for schooling, with strong state options in and around Stamford alongside respected independent schools including Stamford School, Oakham School and Uppingham School. Stamford Railway Station provides services to London St Pancras via Peterborough, while road links make surrounding market towns and the wider region easily accessible. It is a setting that offers a quieter pace of life without losing touch with everyday convenience.



# Local Distances

- Stamford 1.5 miles (4 minutes)
- Oakham 10 miles (16 minutes)
- Uppingham 10 miles (18 minutes)
- Peterborough 15 miles (21 minutes)
- Grantham 22 miles (27 minutes)



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