



Gower House, Stamford
£950,000

 **NEWTON FALLOWELL**

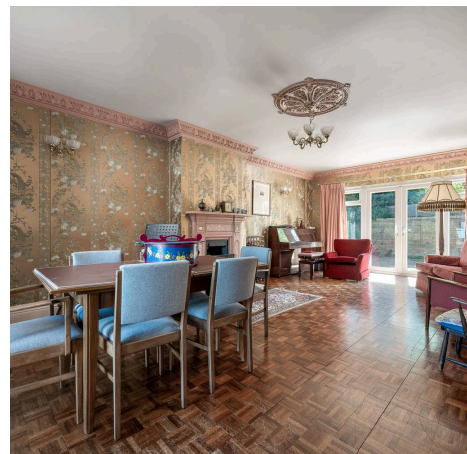
Rarely do homes of this scale, setting and potential become available within such easy walking distance of Stamford's town centre. Occupying a substantial and private wrap-around plot, this impressive four-bedroom detached residence extends to over 3,000 sq ft, offering exceptional family accommodation, extensive parking, a double garage and exciting scope for future enhancement.

Upon entering the property, you are welcomed by a spacious entrance hall offering access to the ground floor reception rooms. The ground floor has been thoughtfully arranged to provide a wealth of versatile living and entertaining space, perfectly suited to modern family life.

Accommodation includes a formal lounge, conservatory, dedicated snooker room and an expansive open-plan sitting and dining room, creating an outstanding central hub for both everyday living and larger-scale entertaining. The property further benefits from a well-appointed kitchen/breakfast room, recently refitted utility room, ground-floor WC and internal access to the double garage.

The first floor continues to impress, offering four well-proportioned double bedrooms, all benefiting from fitted wardrobes. The principal suite provides a wonderful private retreat, featuring an impressive bedroom space, extensive fitted storage and a private en-suite shower room. The remaining bedrooms are served by a spacious four-piece family bathroom.

Approached via gated access and enclosed by attractive stone wall boundaries, the property enjoys an excellent degree of privacy and kerb appeal. To the front is extensive off-road parking alongside a substantial double garage with a recently installed electric garage door. The mature gardens are a particular highlight, wrapping around the property and creating a wonderful sense of space and seclusion rarely found so close to the town centre. Predominantly laid to lawn and complemented by mature trees, established planting and multiple seating areas, the grounds provide an ideal setting for outdoor entertaining and family enjoyment. A selection of useful ancillary outbuildings, including a workshop and potting shed, further enhance the property's versatility.





Entrance Hall

16' 2" x 6' 9" (4.93m x 2.05m)

Lounge

26' 8" x 14' 2" (8.12m x 4.32m)

Sitting/Dining Room

24' 3" x 13' 11" (7.40m x 4.24m)

Snooker Room

17' 1" x 12' 4" (5.21m x 3.75m)

Conservatory

11' 0" x 15' 10" (3.35m x 4.83m)

Kitchen/Breakfast Room

13' 10" x 12' 6" (4.21m x 3.81m)

Utility Room

13' 9" x 5' 11" (4.19m x 1.80m)

WC

5' 11" x 2' 9" (1.81m x 0.85m)

Bedroom One

13' 10" x 13' 5" (4.22m x 4.10m)

En-Suite

8' 8" x 10' 3" (2.64m x 3.13m)

Bedroom Two

14' 10" x 12' 5" (4.53m x 3.79m)

Bedroom Three

14' 2" x 11' 0" (4.33m x 3.36m)

Bedroom Four

12' 5" x 14' 10" (3.79m x 4.53m)

Bathroom

13' 7" x 12' 0" (4.15m x 3.65m)

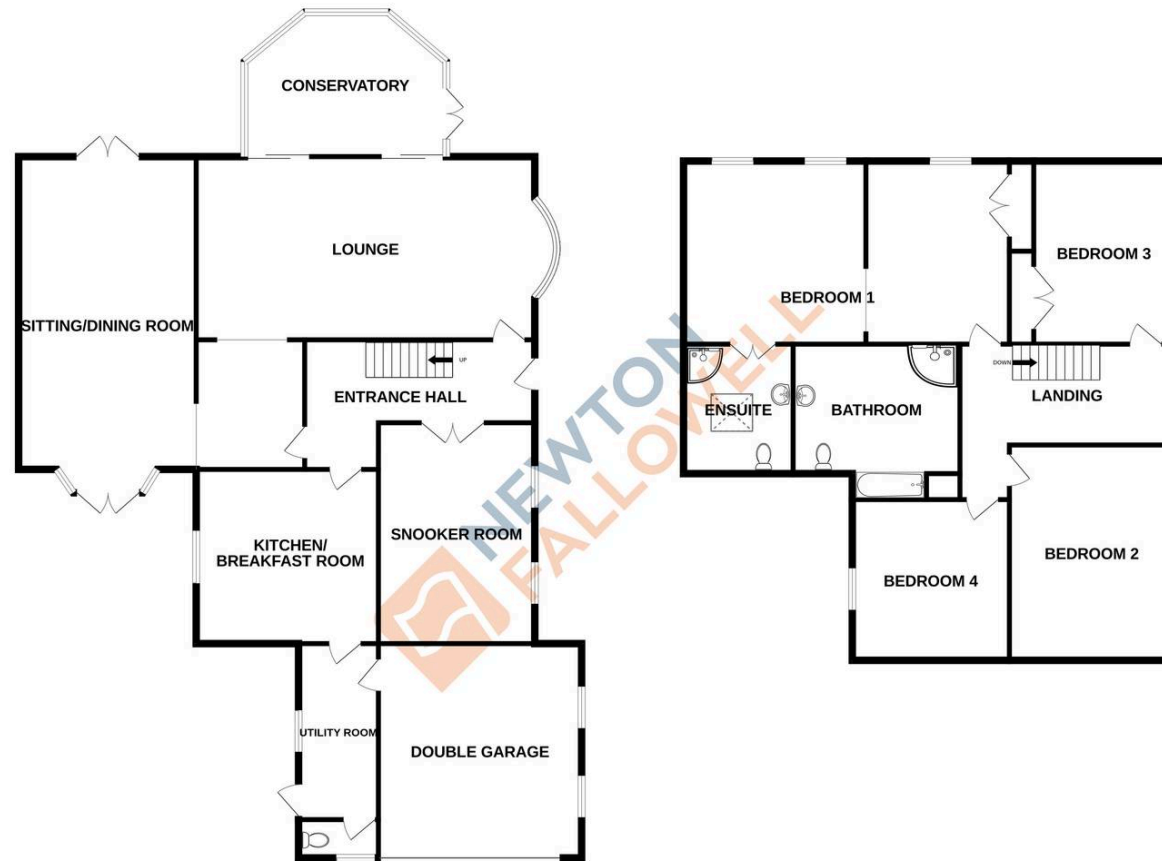
Double Garage

17' 1" x 17' 2" (5.21m x 5.23m)



GROUND FLOOR
1949 sq.ft. (181.1 sq.m.) approx.

1ST FLOOR
1341 sq.ft. (124.6 sq.m.) approx.



TOTAL FLOOR AREA : 3290 sq.ft. (305.7 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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