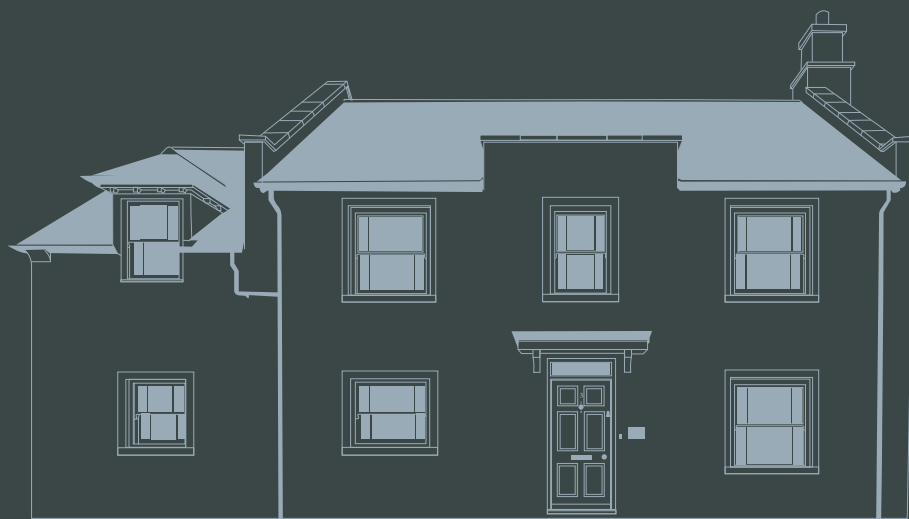




PARK HOUSE

STAMFORD



Set within an exclusive enclave of limestone-built homes built in 2017, Park House forms part of a thoughtfully designed development whose appearance and detailing have been carefully considered to sit comfortably alongside Stamford's historic character.

TIMELESS ELEGANCE

Experience beautifully balanced family living in a home where timeless architectural styling is matched by the comfort and practicality of contemporary design. A private driveway provides parking for two vehicles alongside the detached single garage.

Beyond the elegant 'Burghley Blue' front door, the feeling of refinement continues in the entrance hallway, where a classic pinstriped stair runner climbs gracefully to the first floor ahead, lending a timeless, country-house elegance. Built-in storage beneath the staircase keeps coats and shoes neatly tucked away, with a handy washroom with basin and lavatory, decorated in shimmering monochrome woodland scenes.

Dual-aspect sash windows, together with French doors opening onto the south-facing garden, ensure the spacious sitting room remains beautifully bright throughout the day. Wonderfully sized for families, the gas fire offers warmth and welcome in the cooler months.



THE HEART OF THE HOME

Wine and dine with all the family in the spacious, free-flowing, open-plan kitchen. Designed with modern living and entertaining in mind, the central island features a cantilevered breakfast bar, its crisp white worktop appearing to float on a sleek glass support creating a sociable spot for morning coffee, homework or a glass of wine while dinner simmers nearby. All the essential appliances, including a pair of integrated ovens, dishwasher, fridge freezer and full-height larder cupboard, nestle neatly within the Shaker-style cabinetry.

Beyond, the dining table sits beneath a sculptural spherical pendant, looking out over the sunny walled garden through the bi-fold doors. To one side, a bespoke NGI-designed media wall incorporates a neatly integrated study nook, creating a practical space for home working without compromising the room's sociable flow. The contemporary dining table echoes the island's elegant glass detailing, lending the room a light and cohesive feel.

The laundry room also opens directly onto the garden, making everyday family life and summer entertaining particularly practical.



BEDTIME BLISS

Upstairs, the first floor is home to four generously proportioned double bedrooms, each thoughtfully designed to make the most of the home's light and lofty proportions.

Tucked privately away beyond an inner landing, the principal suite, with its vaulted ceiling and soothing palette of soft neutrals, creates a wonderfully calm and inviting retreat. The adjoining dressing room is centred around a bespoke dressing table positioned within the window recess, creating an inviting

place to prepare for the day whilst enjoying views across the residents' pocket park and the historic almshouses beyond, while the boutique-style en suite, complete with elegant wall covering and ambient lighting, adds a luxurious finishing touch.

Returning to the main landing, the guest double bedroom overlooks the front and side through tall sash windows, where high ceilings and minimalist décor offer a bright and welcoming atmosphere.



Adjacent, another spacious double bedroom enjoys views over both the rear garden and the side elevation, its generous proportions reinforcing the sense of space found throughout the home.

With the airing cupboard opposite the stairs, the fourth double bedroom is fitted with bespoke NGI Design wardrobes and benefits from its own en suite shower room, making it ideal for guests, older children or multi-generational living.

The family bathroom, complete with bathtub and separate shower, serves the remaining bedrooms.





COURTYARD SUNSHINE

Relax and unwind in the peace and privacy of the south-facing walled garden to the rear. Soak up the sunshine on the broad terrace, which extends to a large dining area to the left, perfect for al fresco dining from dawn 'til dusk or settle with a book beneath the vine-draped pergola as its fragrant blooms provide welcome shade.

Mediterranean-inspired planting lends the garden a verdant, secluded feel while the artificial lawn provides an immaculate backdrop whatever the season, keeping maintenance to a minimum all year round. From late spring onwards, the air is gently scented by the potent fragrance of flowering jasmine and wisteria, drifting across the terrace on warm summer evenings.



Combining elegant design, beautifully proportions and an attractive south-facing walled garden, Park House offers an exceptional balance of style, practicality and convenience, all within easy walking distance of all Stamford has to offer.

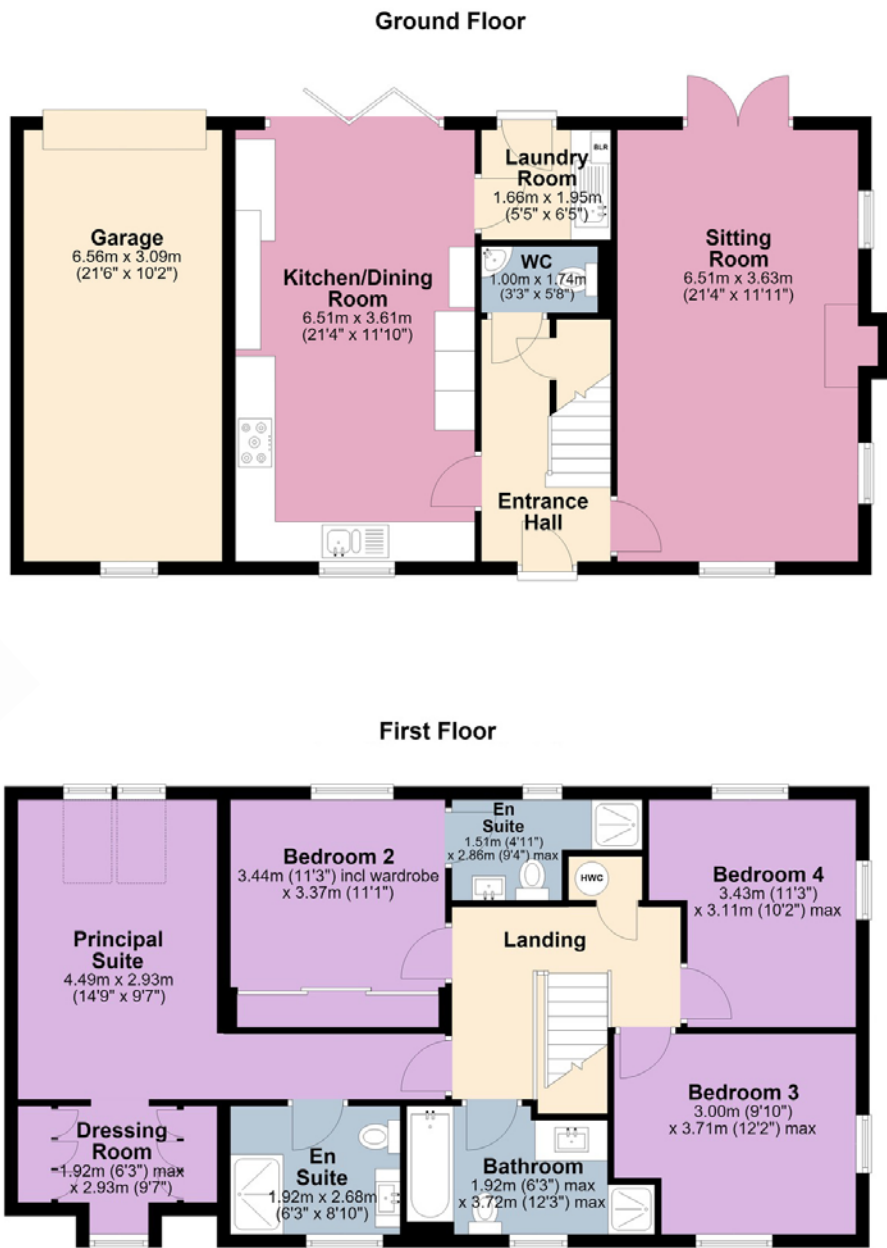
THE FINER DETAILS

Freehold
Detached
Constructed 2017
Plot approx. 0.06 acre
Garage & driveway parking
Gas central heating
Mains electricity, water and sewage
EPC rating B
South Kesteven District Council,
tax band E

Ground Floor:
approx. 61.2 sq. metres
(658.2 sq. feet)
First Floor:
approx. 81.9 sq. metres
(881.9 sq. feet)
Total Home:
approx. 143.1 sq. metres
(1,540.1 sq. feet)
Garage:
approx. 20.3 sq. metres
(218.3 sq. feet)



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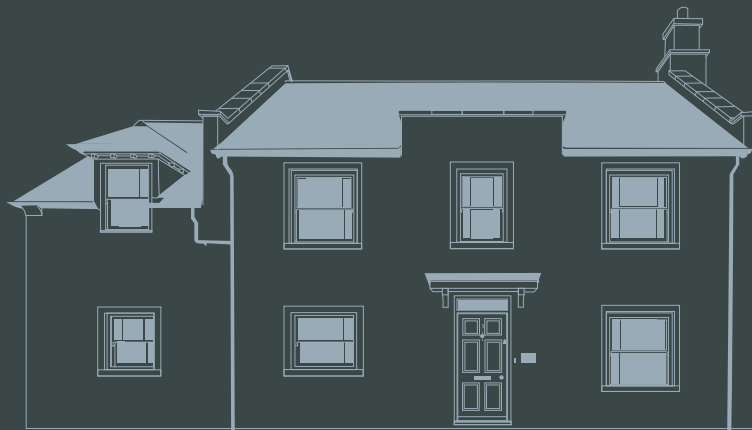
ON YOUR DOORSTEP

Hereward Place enjoys a wonderfully convenient position close to the heart of Stamford, placing the town's celebrated Georgian streets, independent boutiques and excellent selection of cafés, restaurants and traditional pubs within easy reach. Wander through hidden courtyards, browse the weekly market or enjoy a peaceful walk beside the River Welland, while the open parkland surrounding Burghley House offers further opportunities to explore.

Stamford is also exceptionally well served by highly regarded schools, including the independent Stamford School, alongside a range of respected primary and secondary options. The nearby railway station provides direct services to Peterborough, with onward connections to London King's Cross, while Rutland Water and the region's picturesque villages and countryside are only a short drive away.

LOCAL DISTANCES

- Stamford Railway Station**
0.1 miles (2 minute walk)
- Oakham**
12 miles (19 minute drive)
- Peterborough Railway Station**
14 miles (20 minute drive)
- Leicester**
30 miles (45 minute drive)
- Cambridge**
42 miles (1 hour drive)



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