



BY DESIGN



Dakin Close

Kings Cliffe, Northamptonshire



Beautifully extended family home

Positioned within a popular Northamptonshire village, this striking home has been thoughtfully extended to create a superb family residence, combining spectacular entertaining spaces, generous accommodation and beautifully landscaped gardens, moments from Fineshade Wood and Rutland Water.

This impressive, detached family home has been significantly enhanced through two substantial extensions, creating a beautiful family home designed around modern family living and entertaining.

Offering over 2,800 sq. ft. of versatile accommodation, the home combines generous proportions, high quality finishes and striking architectural features with a wonderful sense of warmth and practicality throughout.

Positioned within a quiet cul-de-sac in a sought-after village setting, the property offers an exceptional balance of peaceful countryside living with excellent amenities, schooling and commuting connections nearby.







Key features

Reception rooms

The elegant sitting room is centred around a beautiful stone fireplace creating a superb focal point and a wonderfully cosy atmosphere for relaxing evenings. The dining room is an impressive space with ample room for large gatherings and family occasions with bi-fold doors leading onto the garden terraces.

Undoubtedly the showpiece of the home is the exceptional open-plan kitchen, dining and family room. Finished to an excellent standard with granite work surfaces, a substantial central island and a large range cooker, the kitchen has been designed as the social heart of the property.

The striking vaulted ceiling with exposed architectural detailing and multiple skylights creates an incredible sense of volume and light throughout the space, whilst the extensive glazing frames beautiful views across the landscaped gardens. A relaxed seating area and informal dining space further enhance the lifestyle appeal, making this an outstanding environment for both family living and entertaining guests.

Two further versatile reception rooms are currently utilised as study and office spaces but are equally suited as playrooms, hobby rooms, snug lounges or additional guest accommodation.

Bedrooms

The principal suite is particularly impressive, delivering a truly boutique hotel feel. Featuring dramatic vaulted ceilings with exposed timber detailing, this luxurious retreat enjoys a superb sense of character and space. A freestanding bath positioned within the bedroom creates a striking design feature, complemented by a dedicated dressing room with extensive fitted wardrobes and a stylish ensuite shower room finished to a high specification.

A second good sized double bedroom also benefits from its own ensuite shower room, whilst the remaining three bedrooms are all generously proportioned and served by a beautifully appointed family bathroom.



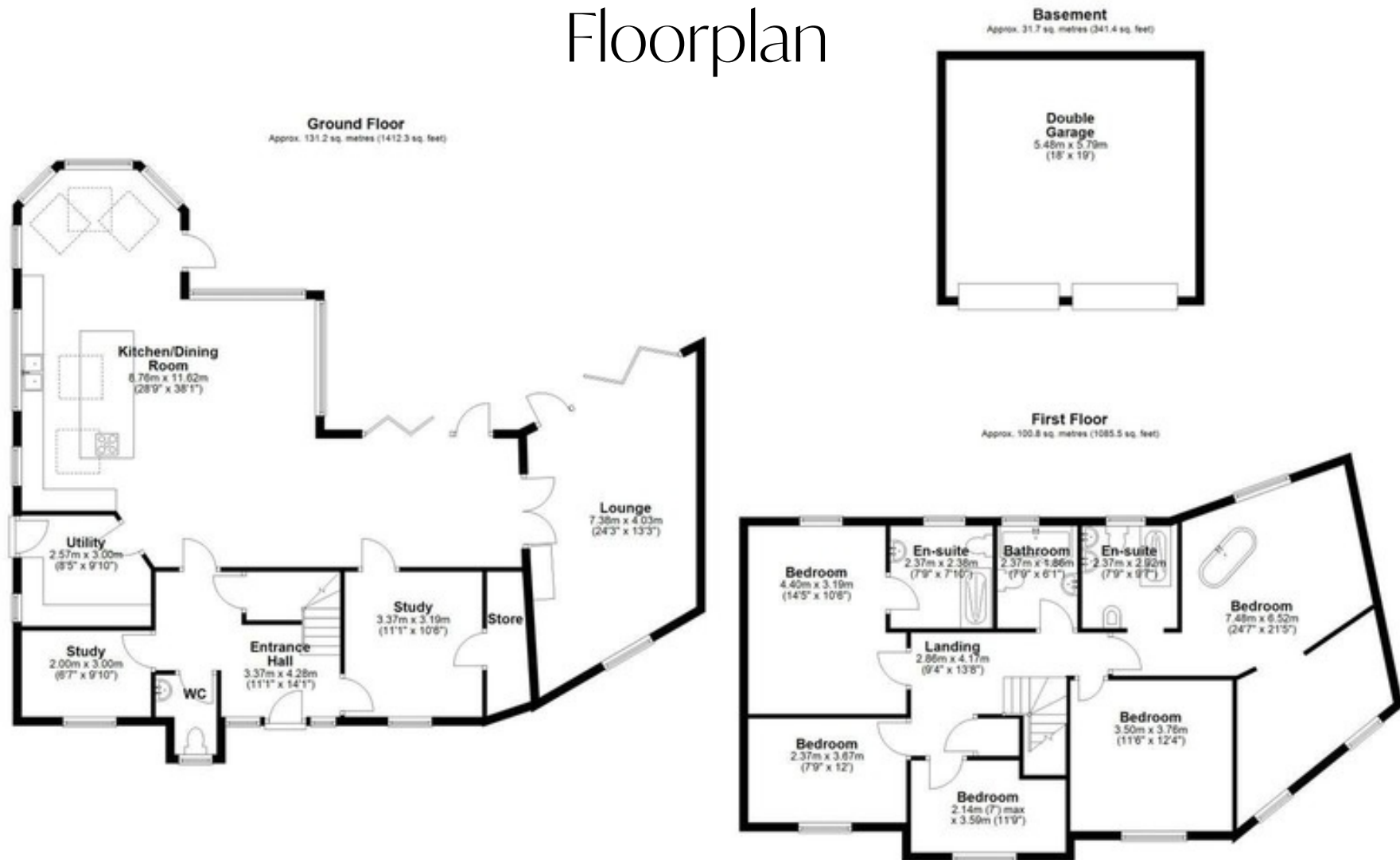








Floorplan



Total area: approx. 263.8 sq. metres (2839.2 sq. feet)

Kings Cliffe, Northamptonshire

Services & Property Information

Tenure – Freehold
Council Tax Band F - East Northamptonshire Council
Property Construction - Standard stone and tile
Electricity Supply - Mains
Water Supply - Mains
Drainage & Sewerage - Mains
Heating - Mains
Broadband - FTTP Broadband connection available - we advise you to check with your provider.
Mobile Signal/Coverage – 4G mobile signal is available in the area - we advise you to check with your provider.
Parking – Double Garage and driveway parking for 3 cars
Note – The property is subject to restrictive covenants, and benefits from and is subject to rights and easements in relation to a subterranean electricity cable with restrictions on building within the protected area – please speak with the agent for more information

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Outside

The landscaped gardens have been thoughtfully designed to create a variety of distinct seating and entertaining areas allowing enjoyment throughout the day and into the evening. Beautifully stocked borders, mature planting and well-maintained lawns combine to create a wonderfully established and private setting ideal for both families and entertaining.

The extensive terraces positioned adjacent to the kitchen and dining spaces create a natural extension of the home during the summer months, perfectly complementing the open-plan design and indoor-outdoor lifestyle on offer.



Location

The property is situated within a peaceful and highly regarded village setting offering an excellent balance of countryside living and convenience. The village benefits from a strong sense of community alongside a range of everyday amenities, whilst nearby market towns provide an excellent selection of independent shops, restaurants, cafés and leisure facilities.

The area is particularly well suited to family life, with Fineshade Woodland and Rutland Water nearby offering sailing, paddleboarding, cycling, nature reserves and spectacular walking routes, alongside a wealth of picturesque countryside and charming surrounding villages to explore. Stamford and Oakham are both within easy reach, renowned for their excellent amenities, boutique shopping and vibrant café culture.

The property is also ideally positioned for commuting, with convenient road links and nearby rail services providing direct connections to London King's Cross, making it an excellent choice for those seeking a quieter village lifestyle without compromising accessibility.

The area is exceptionally well served by both state and independent schooling, with a number of highly regarded primary and secondary schools nearby alongside excellent private education options including Oakham School, Stamford School and Oundle School, making the location particularly attractive for families.

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National audience
local knowledge