



Hurfords

High Street, Ketton, Stamford Freehold

Price £799,000

Key Features

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- Exceptional detached stone-built family home
- Private gated development in the heart of Ketton
- Approx. 2,603 sq ft of accommodation
- Stunning open-plan kitchen, family and orangery space
- Spacious sitting room and separate study

Occupying an enviable position within an exclusive gated courtyard setting in the heart of Ketton, this impressive detached stone residence offers stylish and versatile accommodation extending to approximately 2,600 sq ft. Constructed in 2017 and finished to an exceptional standard throughout, the property perfectly blends modern efficiency with elegant design, creating a home ideally suited to contemporary family living.

From the moment you arrive, the quality of the home is immediately apparent. A handsome stone façade and private gated approach provide an attractive first impression, while the welcoming entrance hall sets the tone for the accommodation beyond.

The ground floor has been thoughtfully designed around modern family life. A spacious sitting room provides a relaxing retreat, whilst a separate study offers an ideal work-from-home environment. At the heart of the home is a truly



stunning open-plan kitchen, family and orangery space, expertly designed for both entertaining and everyday living. Featuring bespoke cabinetry, quality integrated appliances, a central island and an instant hot water tap, this impressive room is flooded with natural light from the extensive glazing and roof lantern above.

The orangery is a particular highlight, seamlessly connecting the indoor and outdoor spaces. High-performance powder-coated glazing and tinted glass help maintain comfortable temperatures throughout the year, allowing the room to remain wonderfully bright while reducing heat build-up during the warmer months. Underfloor heating throughout the ground floor further enhances the sense of luxury and comfort.

To the first floor are three generously proportioned double bedrooms, all beautifully presented and served by a stylish family bathroom complete with a separate walk-in shower and bath. Every room has been finished with the same attention to detail that is evident throughout the property.

Occupying the entire second floor is the outstanding principal suite, creating a private sanctuary within the home. This luxurious space boasts an expansive bedroom, a separate dressing room and a beautifully appointed en-suite shower room, offering a boutique hotel-style experience.

Externally, the property continues to impress. The landscaped rear garden has been designed with entertaining in mind, featuring a generous paved terrace, a well-maintained lawn and an elevated decked seating area offering the perfect spot for outdoor dining and relaxation. The garden enjoys a high degree of privacy and creates a wonderful extension of the living accommodation during the summer months.

Beyond the garden lies a detached garage with a highly versatile self-contained room above. Currently utilised as a home office and benefiting from kitchenette facilities, this space offers excellent potential as a studio, guest accommodation, consulting room or annexe space, subject to any necessary consents. Combined with the gated



High Street, Ketton, PE9 3TE
Approximate Gross Internal Area
Total (Including Garage) = 2603 SQ FT / 242 SQ M



Illustration for identification purposes only, measurements are approximate, not to scale.

driveway and generous parking provision, it provides flexibility rarely found in properties of this type.

The property further benefits from an air source heat pump, ensuring efficient and future-focused heating alongside the high-quality specification throughout.

LOCATION - KETTON

Ketton is widely regarded as one of Rutland's most desirable villages, offering an excellent balance of rural charm, everyday convenience and accessibility. The village enjoys a strong sense of community and provides a range of amenities including a well-regarded primary school, village shop, public house, sports facilities and beautiful countryside walks.

The historic Georgian market town of Stamford lies just a short drive away and offers an excellent range of independent shops, restaurants, cafés and leisure facilities. Stamford is consistently recognised as one of the most desirable places to live in the country and benefits from excellent schooling, including Stamford Endowed Schools.

For commuters, the A1 is easily accessible, providing convenient links both north and south, whilst rail services are available from Stamford and Peterborough, offering direct services to London. Rutland Water, Oakham and Uppingham are also within easy reach, ensuring a superb lifestyle location for families and professionals alike.

- Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead -

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