



2 Dakin Close

Kings Cliffe

2 DAKIN CLOSE

Kings Cliffe, Peterborough, PE8 6YG

Set quietly within a peaceful cul-de-sac in the well-regarded village of Kings Cliffe, this substantial detached family home has been thoughtfully extended and remodelled to create over 2,800 sq. ft. of well-balanced accommodation.

The house has been designed very much around modern family life, with generous reception spaces, a particularly successful open-plan kitchen and family room, five bedrooms and a number of flexible rooms which can adapt to suit changing needs. There is a pleasing sense of space throughout, complemented by good quality finishes, considered architectural detailing and a strong connection with the gardens.





Step Inside

A welcoming reception hall provides an immediate sense of quality with an oak staircase rising to the first floor and access to the principal living space.

The beautifully proportioned sitting room is comfortable and inviting, centred around a bespoke raised stone fireplace which provides a natural focal point. Double doors open through to the dining room, allowing the two rooms to work together when entertaining whilst retaining their own character.

The dining room itself provides plenty of space for family gatherings and larger occasions and sits between the principal reception rooms and the open plan kitchen living space. From here, extensive glazing and bi-fold doors open onto the garden terraces, creating an easy connection between the house and garden during the warmer months.





At the heart of the home is the open-plan kitchen, breakfast, family room. This is a particularly well-considered space, combines a well-equipped kitchen with granite work surfaces, a large central island and range cooker, alongside informal dining and a relaxed family seating area. The vaulted ceiling and Velux roof lights create a wonderful sense of height and natural light, complemented by views across the gardens. It is a beautifully versatile space, equally suited to relaxed family life, quiet mornings and entertaining with friends.

Next door, a separate utility room provides useful practical space, with additional storage, laundry facilities and external access.

Two further reception rooms are currently used as a study and snug, reflect the flexibility of the accommodation. Both could readily be adapted as a playroom, hobby room or additional guest space according to individual requirements. A cloakroom completes the ground floor.





And so to bed....

The first floor is arranged around a central landing and provides five lovely bedrooms complemented by three bathrooms/en suites.

The principal suite forms part of the extended accommodation and is a particularly characterful space, featuring a vaulted ceiling with exposed timber detailing and a fabulous freestanding bath as its centrepiece. The suite is further complemented by a spacious dressing room with a range of bespoke wardrobes and storage, together with a well-appointed en suite shower room.

The guest bedroom has the benefit from a range of in built wardrobes and a large en suite bathroom while the remaining three bedrooms share a very well appointed family bathroom.





Step Outside

The house occupies a particularly peaceful position within the cul-de-sac, with a generous driveway providing ample parking and access to the double garage.

The large mature gardens have been thoughtfully landscaped with a mixture of lawn, mature planting and well-stocked borders, creating a very private and established setting. A series of terraces provide different places to sit and entertain throughout the day and into the evening, with the principal terrace positioned directly off the kitchen and dining areas.

The arrangement works particularly well with the open-plan living space, allowing the gardens to become a natural extension of the house during the summer months.

There are two very useful stone outbuildings, a summer house and a very generous double garage with power, light, and heating along with washing facilities and space for white goods.



Kings Cliffe

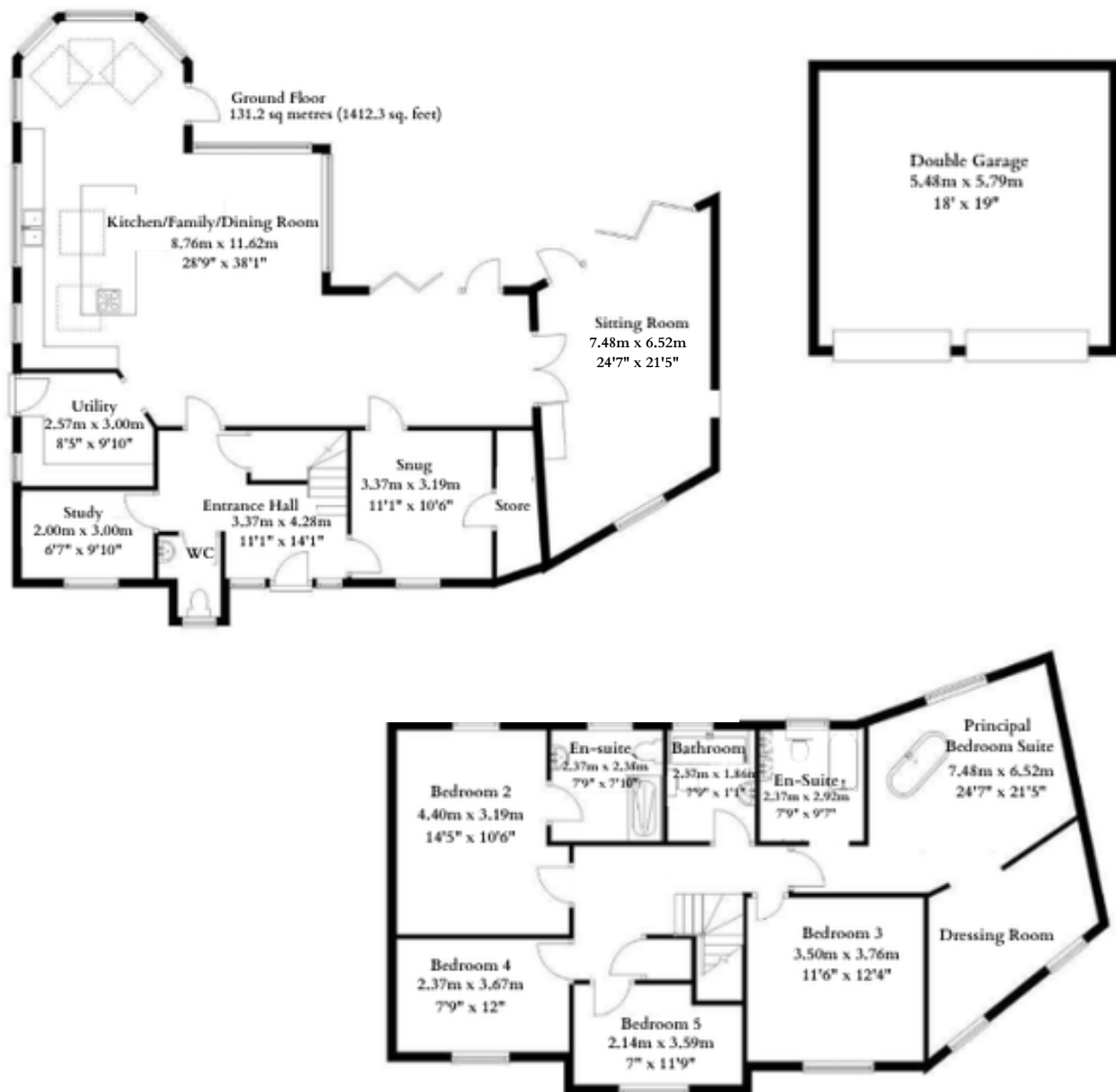
Kings Cliffe is a well-regarded village with a strong community atmosphere, surrounded by attractive countryside and offering a good range of everyday amenities. The village provides a useful selection of local facilities, while the nearby market towns of Stamford and Oakham offer a wider choice of independent shops, cafés, restaurants and leisure facilities.

For those who enjoy the outdoors, the surrounding countryside provides numerous opportunities for walking and cycling, with Fineshade Wood and Rutland Water both within easy reach. The area also offers a wealth of attractive villages and country pursuits to explore.

Stamford and Oakham are both readily accessible, while road connections provide convenient access to the wider region. Rail services from nearby stations offer direct connections towards London, making the location well suited to those looking for a quieter village setting without becoming too removed from commuter routes.

There is also an excellent choice of schooling in the wider area, with well-regarded primary and secondary schools alongside independent options including Oakham School, Stamford School and Oundle School.





Floorplan

Total Area Approx:
263.8 sq m / 2839.2 sq ft

Fixtures & Fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

All fixtures specifically mentioned in these particulars are included in the sale and the fixtures normally designated as tenant's equipment are excluded.

Finer Details

Local Authority: North Northamptonshire County Council

Council Tax Band: F

Tenure: Freehold

Possession: Vacant upon completion

EPC Rating: 74/ C

EPC potential: 79 | C

Services

Mains water, drainage, and electric are understood to be connected. The property has gas fired central heating. None of the services nor appliances have been checked by the agent.

The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.



Digby & Finch

ESTATE AGENTS

01780 758 090

stamford@digbyandfinch.com

8 St Mary's Hill, Stamford, PE9 2DP