



## Sutton House Main Street, Great Casterton

Stamford



## Sutton House, Main Street, Great Casterton

Nestled in the sought-after village of Great Casterton, this beautifully presented 5-double bedroom detached family home is a sanctuary unto itself. As you step inside, you are greeted by character features that add charm and elegance to each room.

The heart of the home, a well-appointed kitchen boasting integrated appliances and a breakfast bar, seamlessly blends style and function. For busy families, the separate utility room offers convenience and practicality. The dining room with a wood-burning stove is perfect for cosy gatherings, while the large formal lounge, adorned with bi-fold doors, opens up to a south-facing decked area, inviting the outdoors in.

The master bedroom, complete with an ensuite and dressing room, provides a tranquil backdrop for relaxation. The great-sized bedrooms offer versatility for various lifestyle needs, and the south-facing landscaped garden provides a serene setting for outdoor living. Various outdoor entertaining spots, including an idyllic stream with a seating area, create moments of tranquillity and connection with nature. The property also features a stunning garden room finished in zinc with a sedum roof, serving as a versatile space for all seasons.

Additionally, the home office space offers potential for use as an annexe, catering to modern work-from-home needs. Outside, ample parking and a double garage behind electric gates provide secure parking for multiple cars, adding convenience to daily living in this amazing commuting location. The garage offers opportunity for future vendors as a larger garage, annex or home office space subject to requirements.





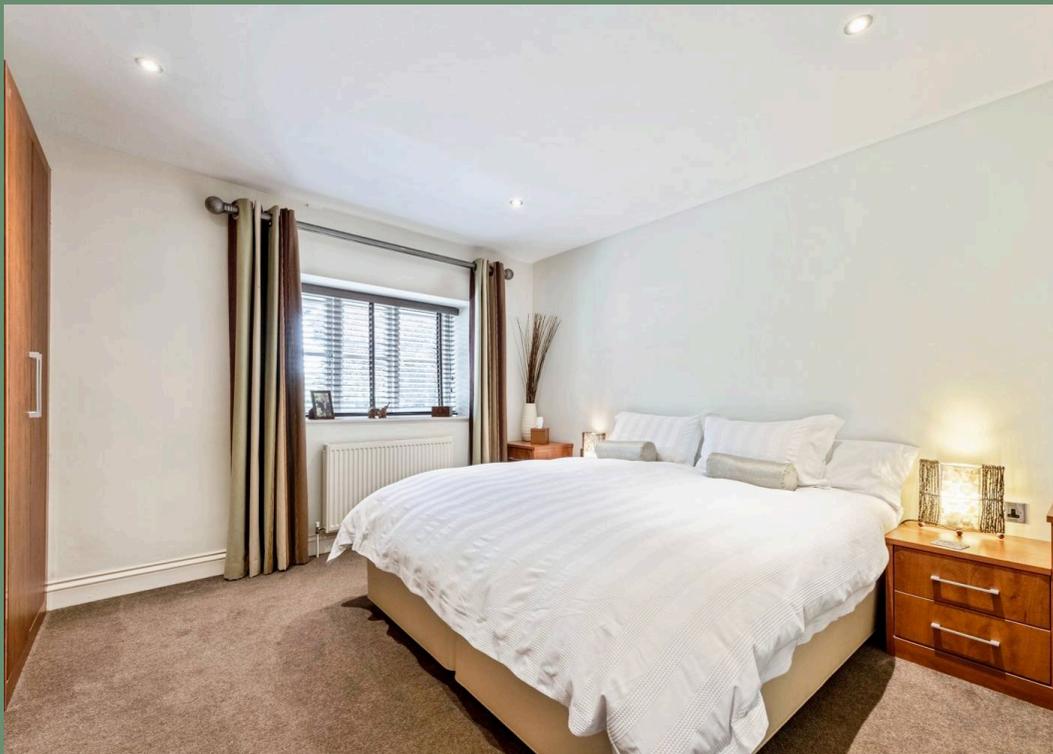


The outside space of this home is thoughtfully designed to provide a blend of functionality and luxury. To the rear of the property, the landscaped garden offers a peaceful retreat for residents to unwind and entertain guests. The south-facing orientation ensures ample natural light throughout the day, creating a bright and inviting atmosphere. With various outdoor entertaining spots, residents can host gatherings and create memorable moments with loved ones. The idyllic stream running through the property adds a touch of serenity, with a seating area that allows residents to relax and enjoy the soothing sounds of nature. For those needing a dedicated workspace, the home office space with the potential for an annexe provides a private and professional environment. With ample parking and a double garage behind electric gates, residents have the convenience of secure parking for multiple cars, catering to modern lifestyles. This property offers a harmonious blend of indoor and outdoor living, ensuring a luxurious and comfortable lifestyle in a sought-after village setting, perfect for those seeking a balance between convenience and tranquility.



Great Casterton is a desirable Rutland village located just a few miles from the historic market town of Stamford, well known for its Georgian streets, independent shops, cafés and restaurants. The village offers a welcoming community, a popular local pub and a well-regarded primary school, as well as the highly regarded Casterton College Rutland.

Surrounded by beautiful countryside with excellent walking and cycling routes, it is also conveniently positioned for access to the A1, providing straightforward links to Peterborough and beyond. Nearby Rutland Water also offers a wide range of outdoor and leisure activities.



# Sutton House, Main Street, Stamford, PE9 4AP



## Ground Floor

Floor area 160.7 sq.m. (1,729 sq.ft.)



## First Floor

Floor area 111.2 sq.m. (1,197 sq.ft.)



## Garage

Floor area 43.1 sq.m. (463 sq.ft.)

Total floor area: 314.9 sq.m. (3,390 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

