



8 Fox Dale
Stamford

8 FOX DALE

Stamford, PE9 2UZ

Discreetly tucked away within a peaceful enclave, just a few minutes walk from the very heart of Stamford, this surprisingly spacious and highly versatile home offers a refreshing take on modern family living. Thoughtfully arranged and flooded with natural light, the accommodation unfolds in a way that lends itself beautifully to both everyday life and more flexible, multi-generational arrangements.

The mature garden is a particular highlight. Benefitting from being south facing, wonderfully private and thoughtfully planted, with established borders framing a generous lawn. Two useful garden sheds provide excellent external storage. Beyond, a private driveway offers off-road parking, with scope for extension if required.



Step Inside

At the heart of the home lies an impressive open-plan kitchen, dining and living space, designed with both style and practicality in mind. Slim-profile bi-folding doors open seamlessly onto a covered seating terrace and the garden beyond, creating a natural flow between inside and out.

The kitchen is elegantly appointed with Bakehouse shaker-style cabinetry, complemented by a blend of corian and oak work surfaces, offering ample preparation space. A gas Aga forms a charming focal point, supported by a Neff multi-function oven for added versatility. There is generous room for a large dining table, alongside a relaxed seating area, making this a wonderfully sociable and functional space for family life.

An inner hallway leads to three well-proportioned bedrooms, one benefitting from an en suite, while the remaining two are served by a well-appointed family bathroom. A further hallway provides additional storage, along with a guest cloakroom, completing the ground floor accommodation.







First Floor

Upstairs, the sense of space and light is immediately apparent, with vaulted ceilings enhancing the character of the rooms. A generous open-plan area offers flexibility of use, while a substantial study—with its own direct access to the front—creates an ideal environment for working from home or meeting clients independently.

A particularly striking feature of this home is the elegant sitting room, spanning the full width of the property. With its vaulted ceiling, open fireplace and impressive glazed gable, this room is bathed in natural light. Sliding doors, set beneath apex windows, open onto a delightful balcony overlooking the south-facing garden, an idyllic setting for quiet moments or summer evenings.

Two further bedrooms complete this floor, the principal benefiting from an en suite shower room, the other is currently arranged as a dressing room, offering excellent adaptability depending on individual needs.

This is a home of genuine individuality. Distinctive yet highly practical, offering a rare opportunity to enjoy flexible living within easy reach of Stamford's renowned amenities.









Local Amenities

Stamford is an attractive and thriving market town and was the country's first designated Conservation Area in 1967 and appears annually in The Sunday Times "The best places to live in the UK". Famed for its Georgian street scene, Stamford supports an active community.

The traditional weekly market continues, whilst the town centre boasts a wide variety of restaurants, bars and boutique shops, as well as all the high street amenities and supermarkets.

Architectural landmarks including The George Hotel, Burghley House and its proximity to the leisure pursuits afforded by Rutland Water. Stamford also offers a high standard of both state and private education for all age groups. Stamford railway station is close by with excellent commuter links to London (connect at Peterborough to Kings Cross) and Cambridge.





Finer Details

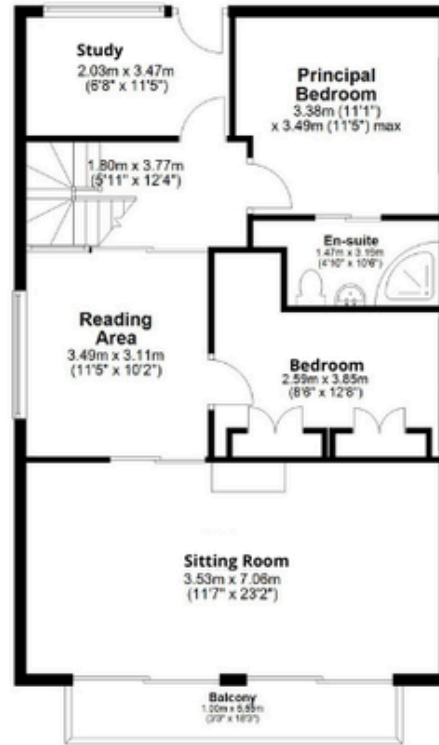
Ground Floor

Approx 119.8 sq metres
(1289.2sq feet)



First Floor

Approx 78.7 sq metres
(847.3 sq feet)



Local Authority: South Kesteven District Council
Council Tax Band: E

Tenure: Freehold
Possession: Vacant upon completion

EPC Rating: 62 | D
EPC Rating Potential: 71 | C

Services: Mains water, drainage, and electric are understood to be connected. The property has gas fired central heating. (none tested by the agent).

Agent's note: Water softener installed.
Please contact agent regarding restrictions or restrictive covenants.

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.

Total Area : Approx 198.5 sq metres / 2136.5 sq ft

Plans: 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

Disclaimer: Digby and Finch Ltd for themselves and for the vendor of this property whose agents they are, give notice that [i] these particulars do not constitute any part of an offer or contract, [ii] all statements contained within these particulars are made without responsibility on the part of Digby and Finch Ltd or the vendor, [iii] whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, [iv] any intending purchaser must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, [v] the vendor does not make or give Digby and Finch Ltd or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.
© Copyright Digby and Finch. Registered Office: Digby and Finch Ltd, 12 Main Road, Radcliffe-on-Trent, Nottingham, NG12 2FH. Registered in England & Wales.
Company Number: 10063270