



54 TINWELL ROAD

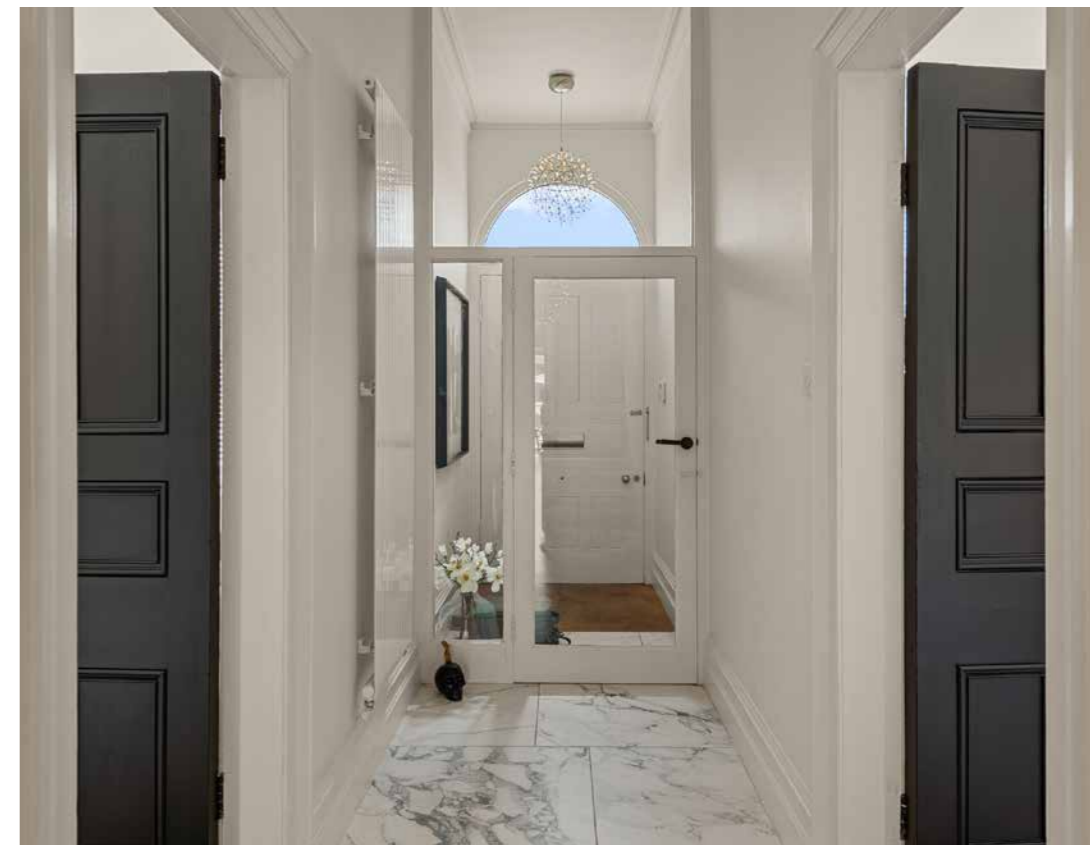
STAMFORD



With storybook stature, wrought iron railings offer a vintage frame for this soothingly symmetrical home as it rises up from its Stamford roadside setting, tucked behind a verdant front lawn and tall copper cherry trees offering their dappled shade.

Overlooking the seasonal golden vista of oilseed rape fields in spring, No. 54 Tinwell Road reflects the beauty and glow of its superior setting in the elegance of its façade, with a line of dentilled detailing running just beneath its eaves and bay windows catching the light beneath balcony and balustraded parapet, lending a touch of theatre above.

The arched doorway, set with its keystone, continues the sense of spectacle indoors, where contemporary lux marble in milky white and grey extends underfoot in large format tiles. Above, the lofty ceiling height meets with archways and high skirtings for a true conflation of classical architecture and modern style.





Savour the moment

The hallway opens dramatically into the open plan kitchen dining room, designed by NGI Designs of Stamford.

Light pours in from a large architectural lantern above, flooding the room with natural daylight. A substantial, waterfall, marble-topped central island anchors the space, with high end appliances, a pair of sinks, plenty of storage and breakfast bar seating area.

A bank of Gaggenau ovens with plate warmer sits seamlessly within the streamlined cabinetry with a full-sized fridge freezer, dishwasher and Bora induction hob with downdraught extractor.

Light bathes the dining area in natural light, set before sliding glass doors, opening out onto the paved terrace and offering glorious views over the lawn to the garden room beyond.

Relaxed seating can also be found in the snug, tucked back from the large, open plan family kitchen, with a wall-mounted television point and seamlessly built-in storage to either side. Ideal as a playroom, keep toys out of sight of the main living spaces while the children play, still part of the main flow of family life.



Practical places

Further storage can be found in the laundry room, with additional dishwasher, fridge-freezer, two washing machines and dryer, while a fully furnished boot room in dark blue lacquer features hanging space for coats and shelving for shoe storage and accessories. A cellar accessed from the kitchen provides further scope for storage.



Elegant spaces

Recline and unwind in the sitting room, whose embellished coving to the ceiling is washed over with light streaming in through the bay window. A marble fireplace and recessed alcove enhance the sense of history. To the other side of the hallway, the drawing room mirrors the elegant features and proportions, offering perfect flexibility for family living.



Refined details

When working from home, built-in book shelving with moveable ladder in the study ensures everything has its place, for clutter-free living. Further storage features in the alcoves on the opposite wall.

Textured deep blue walls transform the downstairs cloakroom into a sophisticated powder room, with a rich, low-lit ambience reminiscent of a private members' bar.





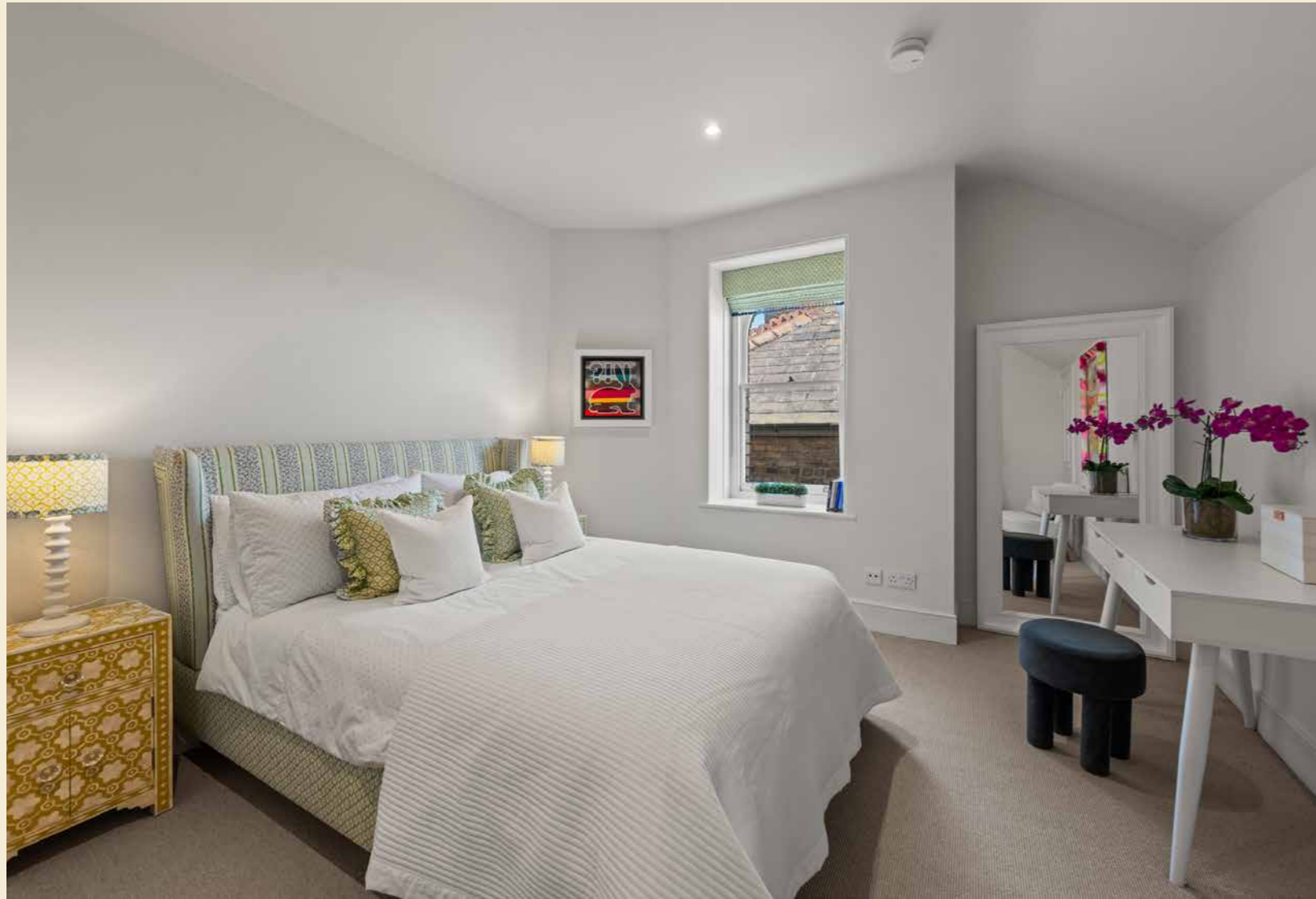
Bedtime beckons

Home to six spacious double bedrooms, the principal suite is undoubtedly the most decadent. An original cast iron fireplace with marble surround brings a characterful touch, while the broad bay window drinks in far reaching views out over the fields to the undulating hills in the distance. A dressing room is fully fitted with wardrobes, and the luxuriously sized NGI Design en shower bathroom contains stone twin sinks, a freestanding bathtub and separate shower.



Two further double rooms also enjoy spectacular views – one to the front, and the other to the rear garden – and both are served by a marbled NGI Design shower room.





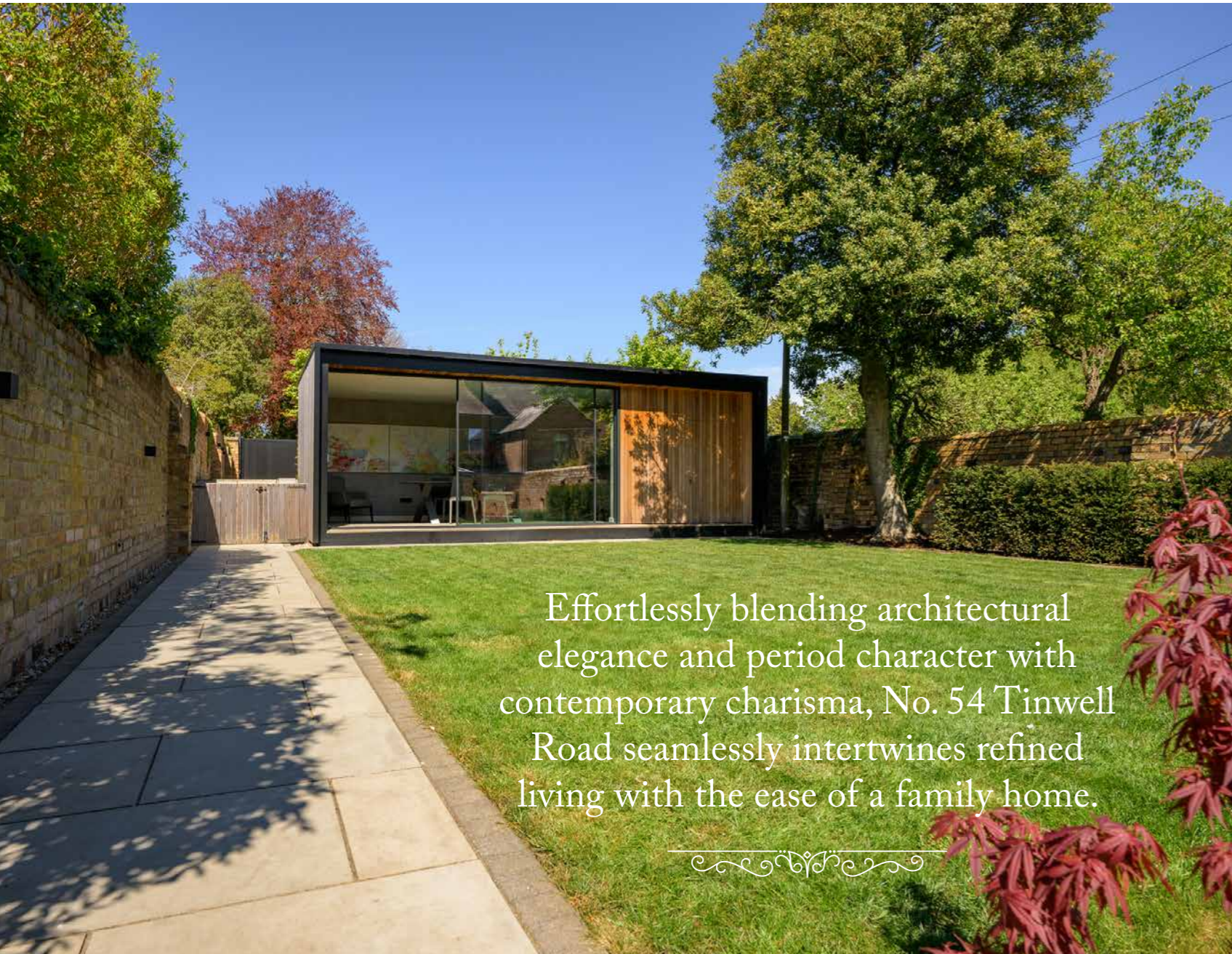
The staircase continues on to the second floor, where three further bountiful double bedrooms await, two with walk-in wardrobes, and all served by a bathroom and a separate shower room. Phenomenal views extend over the fields and garden both to the front and rear, enhancing the rooms on this level.



Work, entertain, unwind outdoors

Embodying the stylish contemporary garden formula of strong structure and simplified planting, the gardens at No. 54 Tinwell Road work in harmony with the flowing interiors. Step out from the glass doors at the rear of the kitchen and soak up the sunshine on the paved porcelain terrace, where stepped beds brimming with planting reach up to the lawn above.

Outside lighting ensures accessibility after dusk, accentuating the beautiful tones in the brickwork of the walls, which retain the sun's warmth as evening falls.



Effortlessly blending architectural elegance and period character with contemporary charisma, No. 54 Tinwell Road seamlessly intertwines refined living with the ease of a family home.



A paved path leads to the glass-fronted garden room, currently serving as an office space and fitted out to a sophisticated standard by NGI Design. With wooden cladding to the exterior, there is an outdoor store to the side.

At the furthest end, the golden gravel driveway is revealed, with electric gated access via Tinwell Road Lane, EVC points, and a separate gym.



The Finer Details

Freehold
 Semi-detached
 Conservation area
 Plot approx. 0.21 acre
 Gas central heating
 Mains electricity, water and sewage
 EV charging point
 South Kesteven District Council, tax band G
 EPC rating D

Cellar: approx. 23 sq. metres (247.5 sq. feet)
 Ground Floor: approx. 246.3 sq. metres (2,651.4 sq. feet)
 First Floor: approx. 99.3 sq. metres (1,069.3 sq. feet)
 Second Floor: approx. 91 sq. metres (979.9 sq. feet)
 Total: approx. 459.7 sq. metres (4,947.8 sq. feet)



On your doorstep

Centrally situated, within five minutes' walk discover the historic market town of Stamford, cited by The Sunday Times as one of Britain's best places to live, and home to the renowned Stamford School.

Take a turn about the Elizabethan cobbles, stroll along the river, and peruse independent boutiques, cafés, and restaurants. Within 20 minutes' walk, pay a visit to Burghley House

and admire the exquisitely maintained gardens and treasure-filled state rooms. Aside from its quaint cobbled streets and impressive architecture, Stamford is famed for its weekly market and fortnightly farmers' market, held on Fridays.

Commuting is straightforward, with Stamford's easy rail links to Peterborough and onward to London's King's Cross, making daily commuting a real possibility.

Local Distances

- Stamford Railway Station** 0.5 miles (12 minute walk)
- Oakham** 11 miles (17 minutes)
- Uppingham** 12 miles (20 minutes)
- Peterborough** 15 miles (21 minutes)
- Oundle** 15 miles (25 minutes)
- Grantham** 23 miles (29 minutes)

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