



7 Oak Lane, Kings Cliffe  
£469,995

 **NEWTON FALLOWELL**

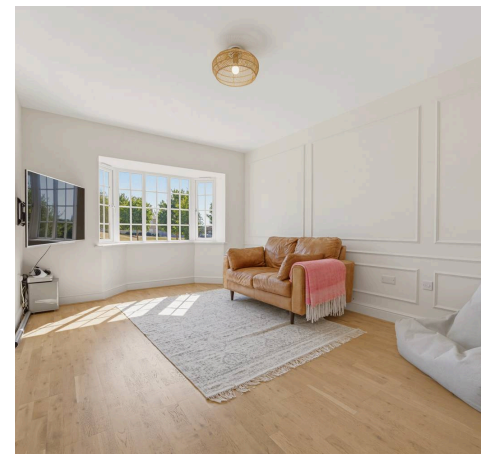
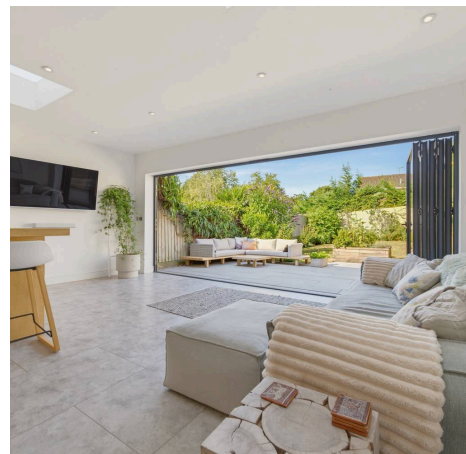


**Extended Four-Bedroom Detached Home  
Village Green Position | Open-Plan Family  
Living | Landscaped Garden | Garage |  
Generous Parking**

Stamford 8 miles | Oundle 8 miles |  
Peterborough 13 miles (London Kings Cross  
in approx. 50 minutes)

A substantial stone-built four-bedroom detached home, beautifully extended to create exceptional open-plan family living, with a landscaped private garden, garage and generous off-road parking, occupying a prime position overlooking the village green in the sought-after village of King's Cliffe.

- Exceptional open-plan kitchen / dining / living
- Bespoke Cesar kitchen
- Four spacious double bedrooms
- Dressing room & en-suite to principal bedroom
- Bay-fronted living room
- Landscaped private rear garden
- Garage and generous off-road parking
- Prime position overlooking the village green
- Excellent transport links
- Freehold
- Council Tax Band E







## Property Description

Occupying an attractive position overlooking the village green in the heart of King's Cliffe, this beautifully presented detached stone-built home has been thoughtfully extended to create an exceptional family home. Combining impressive proportions with contemporary open-plan living, it offers an outstanding balance of everyday practicality and stylish entertaining, complemented by a private landscaped garden, garage and generous off-road parking.

A welcoming entrance hall leads to the spacious bay-fronted living room, cloakroom and utility room. The impressive open-plan kitchen, dining and living space is the defining feature of the home, centred around a bespoke Cesar kitchen with a large island incorporating a breakfast bar, extensive cabinetry and a range of premium integrated appliances. Two large skylights flood the space with natural light, while full-width bi-fold doors span the rear of the extension, creating a seamless connection to the landscaped garden.

The first floor offers four spacious double bedrooms. The principal bedroom benefits from a dressing room and en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom with both bath and separate shower.

Outside, the landscaped rear garden provides a private setting, with an expansive paved terrace extending directly from the kitchen, beyond which lies a spacious lawn framed by mature planting, creating an ideal space for al fresco dining and entertaining. Retained side access leads to the rear garden, while attractive views extend across the village green to the front. A generous driveway provides ample off-road parking and leads to the single garage.

King's Cliffe is a highly regarded village with an excellent range of amenities, including a village shop, award-winning pub, primary school and sports facilities. Surrounded by beautiful countryside, it offers easy access to Stamford, Oundle, Rutland Water and Peterborough, with regular rail services to London King's Cross in around 50 minutes.



**Entrance Hall**

14' 4" x 8' 2" (4.36m x 2.50m)

**Cloakroom**

7' 3" x 3' 4" (2.22m x 1.01m)

**Living Room**

17' 2" x 10' 11" (5.23m x 3.34m)

**Kitchen Diner**

24' 3" x 19' 5" (7.40m x 5.91m)

**Utility Room**

5' 1" x 4' 5" (1.54m x 1.35m)

**Landing**

13' 0" x 7' 2" (3.97m x 2.18m)

**Bedroom One**

15' 2" x 10' 8" (4.62m x 3.24m)

**Dressing Room**

7' 4" x 4' 0" (2.23m x 1.21m)

**En-suite**

10' 2" x 5' 10" (3.09m x 1.78m)

**Bedroom Two**

14' 2" x 10' 3" (4.31m x 3.12m)

**Bedroom Three**

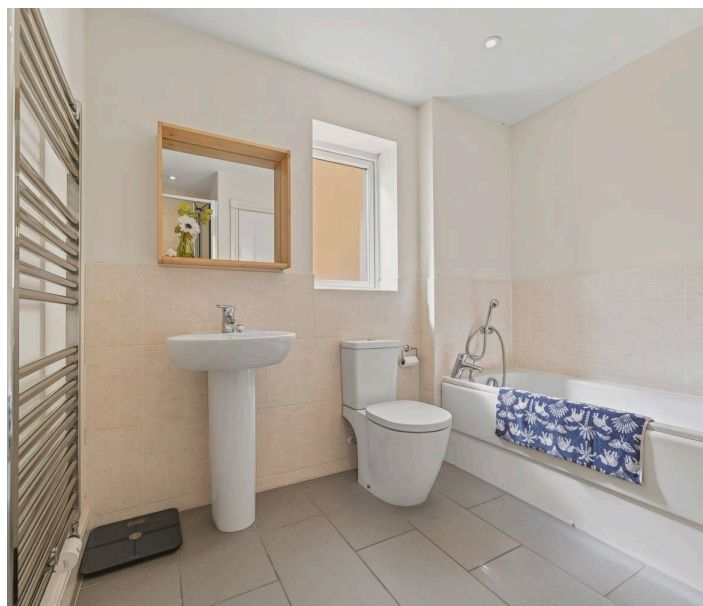
11' 3" x 10' 8" (3.43m x 3.24m)

**Bedroom Four**

10' 8" x 7' 11" (3.25m x 2.41m)

**Bathroom**

8' 5" x 6' 0" (2.56m x 1.84m)

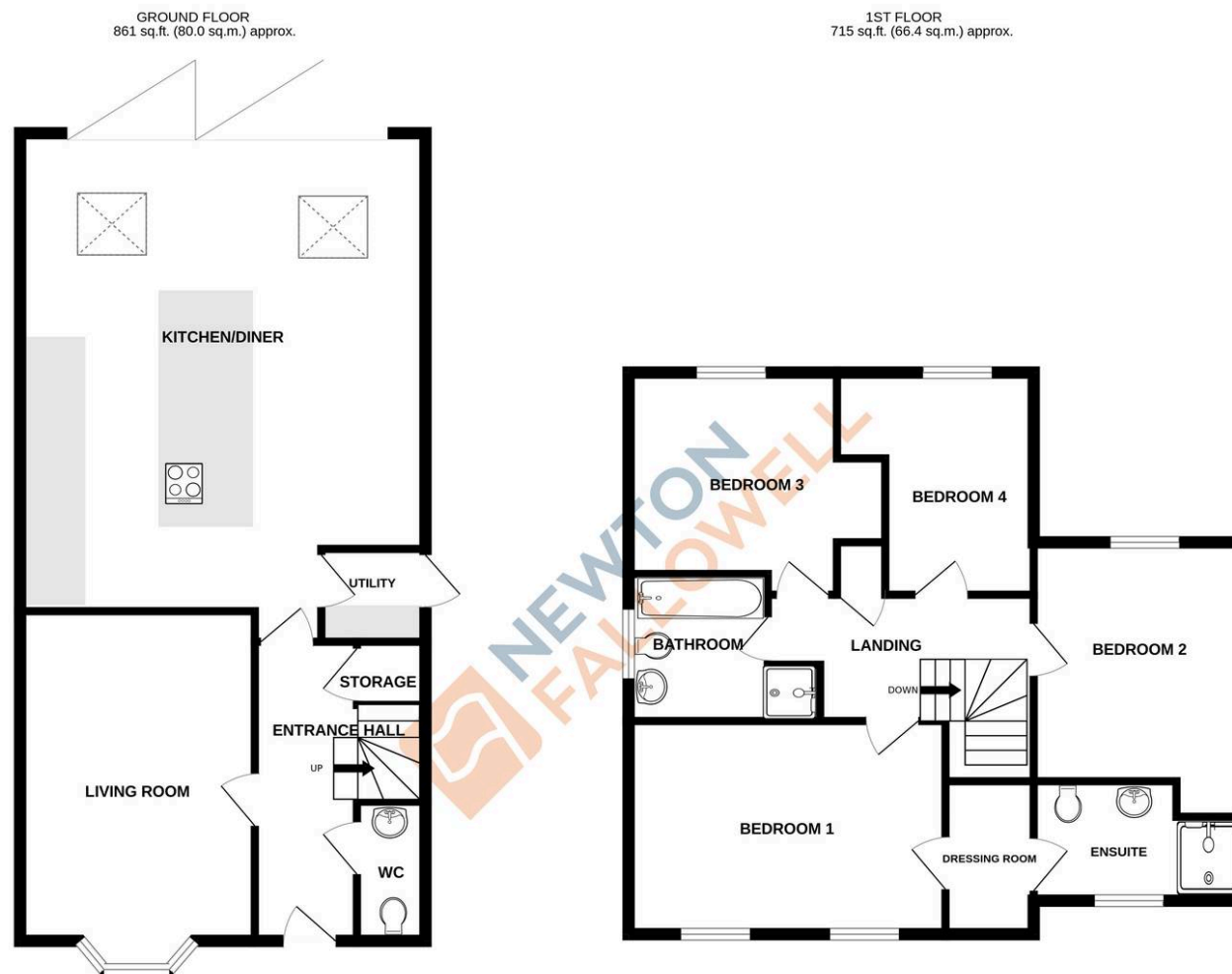






- Substantial extended stone built detached home
- Stunning open plan kitchen diner / living space
- Spacious living room with bay window
- Two bathrooms and downstairs cloakroom
- Four well balanced bedrooms
- Dressing room to bedroom one
- Landscaped rear garden
- Single garage and ample off road parking





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Newton Fallowell - Stamford

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