



KETTON FIELDS

KETTON

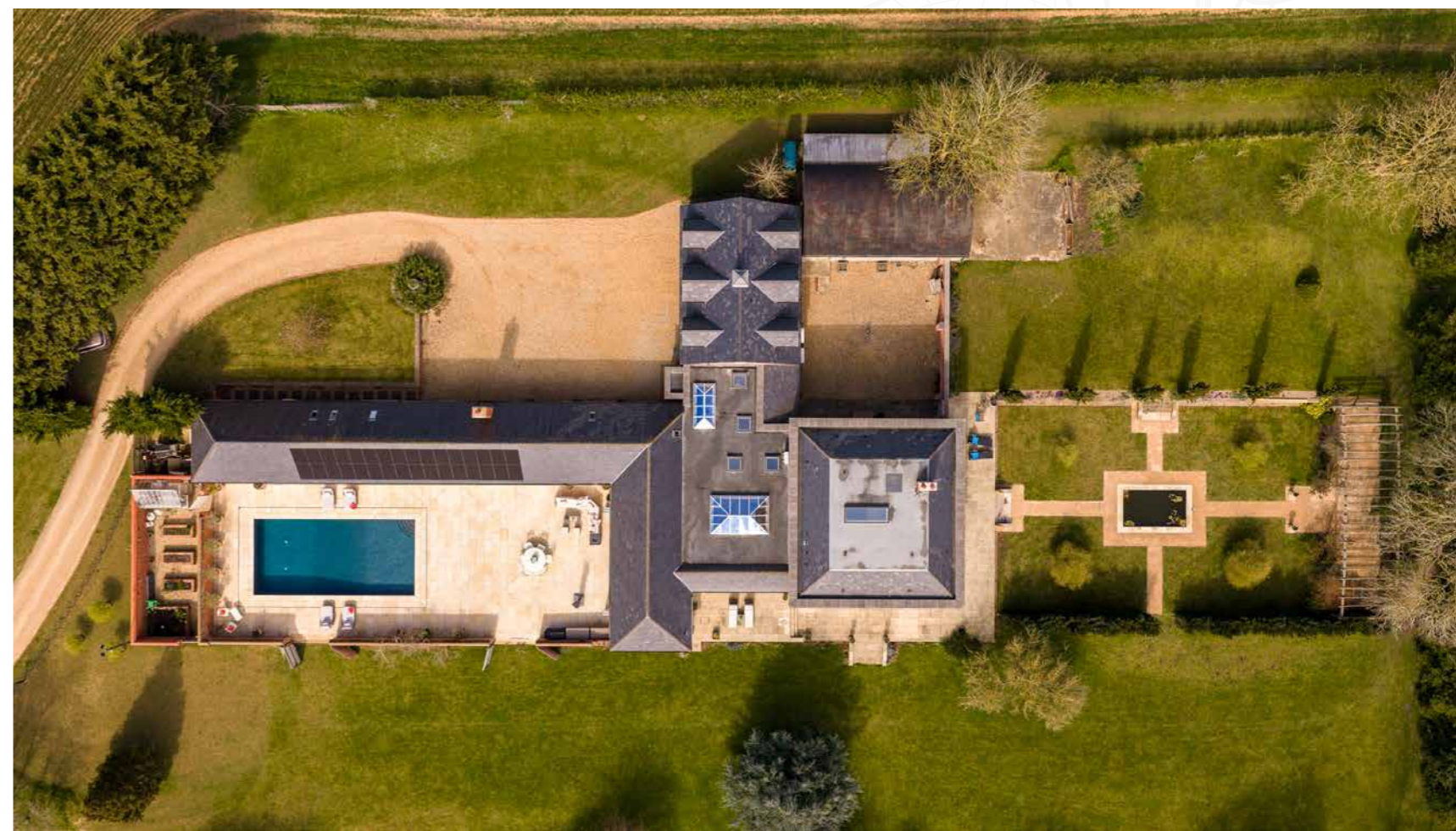




Reimagined by the current owners from 2015 onwards, the home was stripped back to its Victorian bones, substantially extended and carefully rebuilt, resulting in a residence that feels both rooted and effortlessly contemporary. Original features remain as a gentle thread throughout, while generous glazing, soaring ceilings and thoughtfully crafted spaces bring a fresh elegance to every part of the home.



Set amidst over nine acres of beautifully composed grounds, Ketton Fields is a home of rare calm and quiet distinction, where Victorian character has been artfully reimagined for modern country living. Framed by sweeping gardens, orchard, annexe and swimming pool, it offers a remarkable sense of privacy and space, while inside, a meticulous renovation has created interiors of exceptional light, flow and finish.





Contemporary Living, Classic Style

Approached by a sweeping driveway, Ketton Fields reveals itself gradually, with a sense of arrival that feels entirely fitting for its setting. Step inside and light immediately takes the lead. A roof lantern draws daylight down into the entrance hall, from where the home unfolds with quiet confidence, rooms opening to either side and the practical spaces woven seamlessly into the wider design.



Savour the Views

The kitchen-dining room is the natural heart of the home: expansive, light-filled and positioned to make the most of its glorious outlook. A wall of bifolding doors opens directly onto the sun-soaked terrace and swimming pool, keeping the connection to the grounds ever present.



Set beneath richly toned beams within a lofty vaulted ceiling, two substantial central islands anchor the room with both presence and practicality. Though part of the original half of the home, the quality of the renovation is such that only the most enticing traces of its earlier life remain. The finish is of a very high standard, with top-spec appliances including a Quooker tap, Sub-Zero fridge, freezer and wine cooler,

Siemens dishwashers and an induction hob with downdraught extractor. A window seat offers a quiet place to pause awhile and take in the countryside views.

Dining areas, together with a bespoke drinks cabinet and breakfast station, keep the room polished and uncluttered, allowing the eye to travel outward to the rolling fields and trees beyond.

Older details add depth and texture - studded timber doors, exposed beams and original arches from the former Ancaster estate, now fitted with modern glazing - giving the home a sense of continuity, where heritage and renewal are held in elegant balance.





Entertain and Unwind

That balance is especially apparent in the games room, where the mood turns sociable and relaxed. A vaulted ceiling lifts the space overhead, while an exposed redbrick wall and grand fireplace bring warmth and character. A corner bar sets the tone for entertaining, and with space for a pool table and easy access out to the terrace and swimming pool beyond, this is a room designed as much for lively gatherings as for long, unhurried evenings with family and friends.



Luxury Living

Ketton Fields is home to six bedrooms, plus a further two in the self-contained annexe, with the first two double bedrooms located on the ground floor. Both feature high vaulted ceilings, direct access to the terrace and pool and en suite shower rooms. Leisure continues in the gym, positioned between the two bedrooms and again enjoying views over the pool space.

This end of the home would lend itself beautifully as peaceful, private accommodation, ideal for visitors or multigenerational living.



Resplendent Receptions

From the central hallway space, a number of beautifully appointed reception rooms await. For formal occasions, a separate dining room opens out through French doors to the garden, creating an easy flow between indoors and out.



Windows to two sides of the drawing room frame the changing colours of the trees and the movement of wildlife through the garden and countryside beyond. French doors invite you outside on summer days, while indoors the room retains an easy elegance, equally suited to entertaining or quiet afternoons.



Elsewhere, quieter corners have been thoughtfully shaped for everyday family life. The library, lined with built-in shelving, offers an atmosphere of calm and retreat, while the relaxed sitting room provides a wonderfully restful retreat, where a wood-burning stove brings warmth and views extend out over the pond.

A study is fitted with built-in storage and desk space, ensuring creativity and order sit comfortably side by side.



Practical Places

The boot room is both beautifully executed and deeply useful, with bespoke cabinetry, enclosed storage, open shelving and a second door leading back outside, creating an easy rhythm between home and garden. Throughout, practicality is handled with the same care as the more decorative moments: cupboards concealed within the depth of the walls, a separate laundry, a deep pantry and a discreetly positioned cloakroom all sit naturally within the plan.





Bedroom Bliss

To the first floor, four capacious bedroom suites beckon when sleep calls.

The principal suite is serene and beautifully proportioned, dressed in soft lavender-grey tones and filled with light from two sides. Rural views remain a constant backdrop, while a dressing room provides excellent storage and the en suite bathroom is generously appointed with both bathtub and wet room shower.





Three further double bedrooms each have their own dressing room and en suite, and all enjoy spectacular views over the gardens and surrounding countryside. Light, space and privacy continue uninterrupted across the first floor.



The Annexe

Guests and extended family are superbly served by the two-bedroom annexe above the triple garage, accessed by external stairs and offering peace and privacy away from the main home. Additional outbuildings include a barn with electric door and hot and cold tap - ideal after muddy walks or time spent outdoors - while a paddock with electric fencing and field shelter provides excellent equestrian potential.



The Great Outdoors

Outside, the grounds are every bit as compelling as the home itself. Extending to over nine acres, they unfold as a rich and varied landscape of sweeping lawns, mature trees, orchard, paddock and productive garden spaces, combining beauty with a remarkable sense of freedom.

In the orchard, cherries, apples and damsons grow alongside three quince trees, while fragrant summer blossom fills the air. Pathways lead beneath an arbour draped in Rambling Rector David Austen roses, their creamy blooms and clove scent giving way to autumn hips for the birds. Elsewhere, the seasons make themselves known in cerise hawthorn, golden laburnum, hazel, holly, lilac and orange blossom, with open fields stretching towards the horizon and racing hares often glimpsed beyond.

A walled kitchen garden brings another layer of charm and productivity, with grapevines climbing sun-warmed walls, peach trees flowering and fruiting generously, raised beds and a traditional brick and glass greenhouse completing the scene.

Closer to the home, the broad terrace is perfectly placed for long summer lunches, evening drinks and easy days by the pool, reached directly from the kitchen and games room and extending the home's entertaining spaces outdoors with ease.



At Ketton Fields, seclusion, light and landscape come together in a home of uncommon completeness. Victorian character has been carried gracefully into a more contemporary age, creating a country home that feels both deeply grounded and beautifully equipped for modern life.



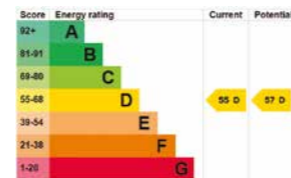


The Finer Details

Freehold
 Detached
 Victorian origins, fully renovated
 and extended since 2015
 Plot approx. 9.79 acre
 Air source heating
 Underfloor heating

Solar panels
 Mains electricity and water
 Klargester sewage treatment plant
 Rutland County Council, tax band G (main home),
 tax band A (annexe)
 EPC rating D

Ground Floor: approx. 473.5 sq. metres (5,096.8 sq. feet)
 First Floor: approx. 225.2 sq. metres (2,424.1 sq. feet)
 Total Home: approx. 698.7 sq. metres (7,520.9 sq. feet)
 Garages: approx. 83.4 sq. metres (898.2 sq. feet)
 Barn: approx. 97 sq. metres (1,043.6 sq. feet)



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Near and Far

Set in a peaceful rural position between Ketton and North Luffenham, Ketton Fields enjoys a rare sense of seclusion without feeling remote. Surrounded by open countryside, yet close to some of Rutland's most appealing leisure destinations, it offers an enviable lifestyle setting. The Rutland Vineyard, Luffenham Heath Golf Club and The Rutland Watermill - with its padel courts, wellness facilities and café - are all nearby, while Rutland Water is within easy reach for sailing, cycling and long walks. Stamford, Oakham and Uppingham, three of the region's most attractive market towns, are also close at hand, offering independent shops, cafés, restaurants and everyday amenities in beautiful historic surroundings.

For families, the area is particularly well served, with primary school options in both Ketton and North Luffenham and excellent independent schooling including Stamford School, Oakham School and Uppingham School all within easy reach. Despite its private setting, Ketton Fields remains well connected: Stamford Railway Station links onward to Peterborough for fast trains to London King's Cross, while the A1 is easily accessible for travel north and south. It is a setting that feels quietly tucked away, yet entirely connected when needed.





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