



3-4 FOUNTAIN COURT

UFFORD



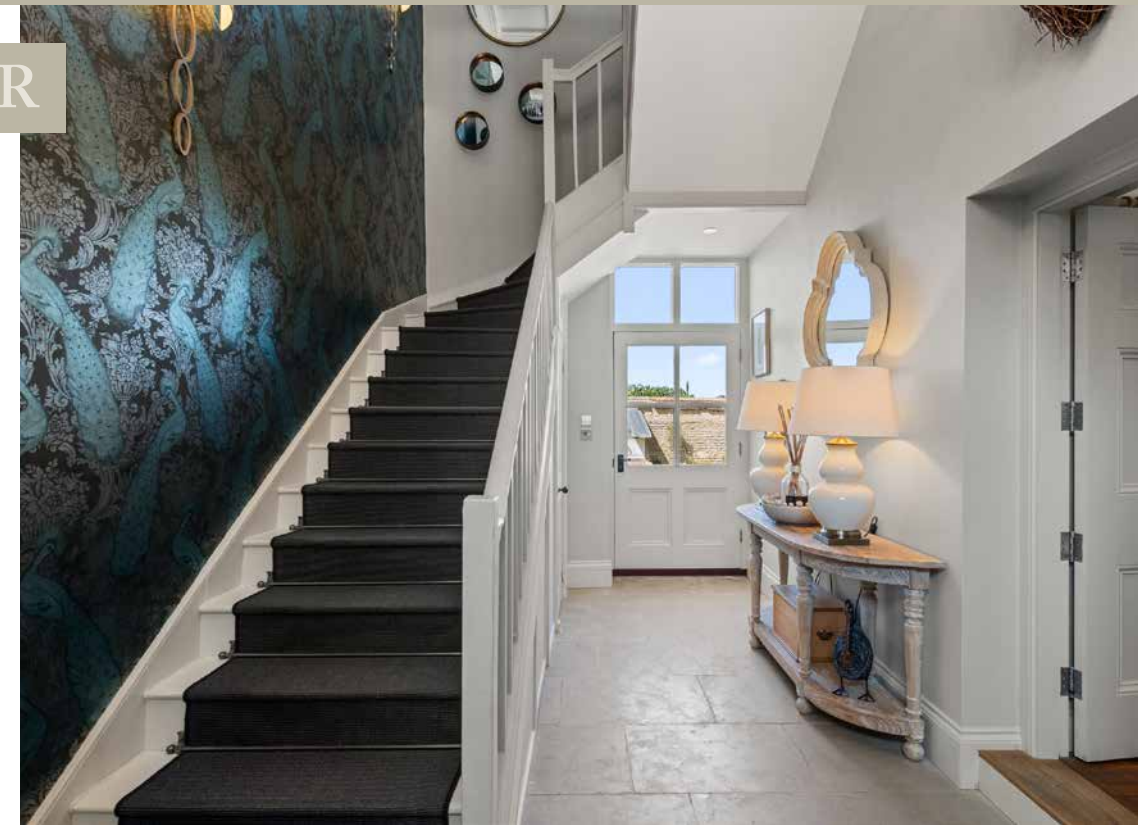
SOUGHT-AFTER SETTING

An historic and peaceful village, not far from the storybook allure of Stamford's Georgian streets and just a walk away from The White Hart, best of both worlds living beckons at No. 3-4 Fountain Court.

Grade II* listed and rich in local history, No. 3-4 Fountain Court forms part of the former stables to Ufford Hall, with origins dating back to around 1730 and later additions from the 1800s. The former stable buildings stand as an outstanding example of a sympathetic renovation project, creating a beautiful home with all the comforts of modern living, from underfloor heating beneath the main living spaces to newly installed heritage-style windows throughout. A home of perfect balance: contemporary comfort sits alongside soulful original character, perfectly preserved, while pockets of privacy even out the impressive, open, sociable spaces.

Sense the prestige upon arrival at the cobbled courtyard, with allocated parking and central fountain, as fragrant lilac-toned wisteria climbs the honeyed stone walls.

Step into the warm welcome of the entrance hallway, where high ceilings rise dramatically up, drenched in light from the large transom above the period door. Underfloor heating emanates through the Stamford stone flooring, while the custom-built hallway seating nook, complete with upholstered seating, coat hooks and overhead storage, offers a practical place to pause and prepare for the weather outside. Tucked beneath the staircase, the cloakroom with its stone basin and gilded recess for towels and candles adds a splash of glamour to everyday functionality.



Idyllically situated within one of the Stamford area's most sought-after and serene villages, experience the enchanting blend of restored 1700s architecture and elegant modern living, at Fountain Court in Ufford.



FEAST YOUR EYES

Comfort continues in the bespoke fitted kitchen-dining room, where Shaker-style cashmere cabinetry offers an abundance of cabinet and drawer space, curving to include breakfast booth seating and separate cushioned window seats; all with storage built in.

Whether rustling up Sunday brunch for the family or sipping Friday night cocktails with friends, the kitchen is ready to meet the needs of modern life, equipped with an electric Aga and induction hob, durable Silestone worktops, and integrated fridge drawers and dishwasher. Stamford stone flooring continues through from the hallway. Beyond, the laundry-boot room keeps the practicalities neatly out of sight, housing Miele washing and drying appliances.

After dinner, snuggle up in the relaxed seating area to watch a movie, or enjoy after dinner drinks in the formal drawing room which features polished parquet flooring, elegant cornicing, shuttered windows inviting light through, and a clean white fire surround containing log-burning stove. An intimate room for cosy winter nights, the drawing room offers old school comfort.



BOUNTIFUL BEDROOMS

From the entrance hallway, the grand staircase sweeps up to the first-floor landing, with dramatic dusk-toned hues in the feature wallpaper accompanying the ascent.

The large, light-filled landing features its own dedicated study space, with built-in storage and pull-out office desk.



Three bountiful bedrooms beckon. With original 1800s polished parquet featuring underfoot alongside modern built-in wardrobes, the restful and reposed principal bedroom is a true haven, illuminated by light streaming in through two shuttered windows framing far reaching views out over the walled garden and countryside.

Refresh and revive in the serene and sophisticated en suite, with freestanding double-ended bathtub, separate walk-in shower and storage-laden vanity unit wash basin. Beyond, the walk-in dressing room offers further storage.

Courtyard views beckon along the landing, which is laden with storage, alongside the remaining two luxurious en suite bedrooms.



SUNSHINE, SHELTER AND SHADE

Soaking up the warmth of the summer sun, the beautifully landscaped walled garden is a tranquil sanctuary, with gravel dining area, curving low walled borders, corner terrace and vine-festooned pergola seating area for seeking shade on balmy afternoons.

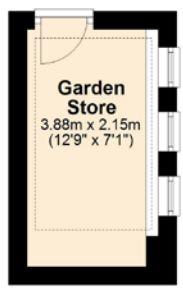
With gated access from the road and a potting outbuilding, entertain and unwind throughout the day enjoying Mediterranean style al fresco dining and relaxation before watching the sun drop in the distance at the end of the day.

Marrying the character and provenance of its past with the luxury and ease of modern living, and its meticulous, high-quality renovation, 3 - 4 Fountain Court blends sophisticated elegance with modern liveability, in the much-loved and highly prized village of Ufford.



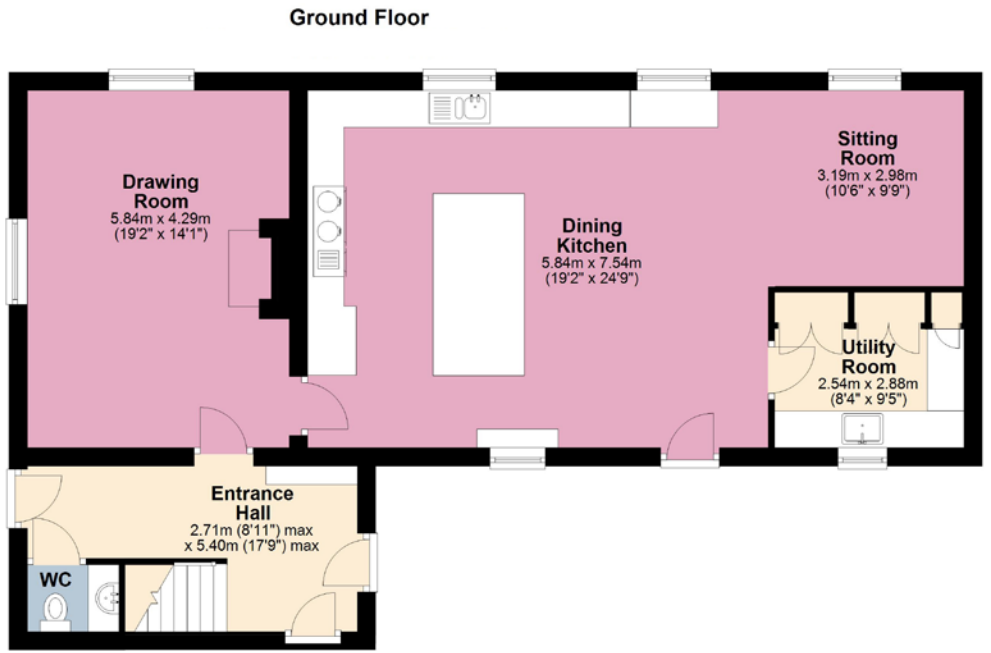
THE FINER DETAILS

Freehold
 Terraced
 Dates to 1730s, converted to residential in 2016
 Grade II* listed
 Conservation area
 Plot approx. 0.19 acre
 Gas central heating
 Mains electricity and water
 Septic tank
 Peterborough City Council, tax band F



Ground Floor: approx. 105.7 sq. metres (1,137.8 sq. feet)
 First Floor: approx. 105.7 sq. metres (1,137.8 sq. feet)
 Total: approx. 211.4 sq. metres (2,275.3 sq. feet)

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IN THE LOCALE

Ufford is one of those quietly coveted villages where country living feels both rooted and remarkably convenient. Set amid gentle lanes and open countryside, the village has a strong community heart, with St Andrew's Church, Ufford Village Hall and The White Hart - a handsome historic inn with food, rooms and a welcoming village atmosphere - all adding to its enduring appeal.

Stamford lies just a few miles away, bringing its Georgian streets, independent shops, cafés, restaurants and cultural life within easy reach, while families are well served by schooling in and around the town, including Stamford School and other well-regarded state and independent options nearby.

For commuters, Peterborough Railway Station's mainline services to London King's Cross in approximately 45 minutes makes Ufford a sought-after setting for those who want the peace of village life without losing touch with town, school or station.

LOCAL DISTANCES

- Stamford 5 miles (12 minutes)
- Glington 6 miles (12 minutes)
- Peterborough 8.5 miles (20 minutes)
- Bourne 11 miles (25 minutes)
- Oakham 17 miles (28 minutes)
- Cambridge 46 miles (1 hour 5 minutes)



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