



Church Street

Easton on the Hill, Stamford, PE9 3LL

Offers Over £785,000

Richardson

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Clock House forms a large proportion of the conversion of the original stable block to Easton House, and is positioned towards the end of Church Street just across from All Saints Church in the popular and sort after village of Easton on the Hill. Well maintained and updated, including a wrap around ground floor extension and garage conversion, the property provides superb flexible ground floor living space, coupled with 5 bedrooms and 4 bathrooms/shower rooms giving approximately 2,250 sqft of accommodation with attractive period features. A reception hall, with built in storage and patterned tiled floor gives access to the large dual aspect kitchen breakfast with a powder blue twin hob, 3 oven electric Aga at the centre with a comprehensive range of modern storage units and quartz work surfaces between. Off the kitchen breakfast, there is a useful lobby with additional storage cupboards, shower and downstairs cloakroom. There is a large L shaped dining/living/study with vaulted ceiling, open cross beams and lantern. A lovely drawing room with high ceilings, separate dining room and a utility. To the first floor, the dual aspect master bedroom has built in wardrobes and ensuite shower room, guest bedroom with further ensuite shower and wardrobes. There is the family bathroom, 3 further bedrooms, 2 of which have built in wardrobes. Externally, double electric gates give hard standing to the back of the property. A pathway with pergola over leads to a patio area and steps down to landscaped gardens with further patio area and shed, vegetable area and green house. The whole area is enclosed by mature hedging and planting.





Location

Easton on the Hill is an attractive village just 3 miles from Stamford with lovely walks around the village as well as into Stamford and Wothorpe Woods. A thriving community with a wide range of amenities and facilities making it a popular location. The village has numerous societies, village post office and shop, Blue Bell Public House, Birch Tree Cafe, Village Hall and Church.

Reception hall

Kitchen breakfast room
21'4" x 13'3" (6.52m x 4.05m)

Lobby

With shower and built in cupboards/storage

Separate cloakroom

Dining/Living/Study area
21'4" max x 20'4" (6.52m max x 6.20m)

Drawing Room

18'6" x 14'6" (5.64m x 4.42m)

Dining room

16'1" max x 12'6" (4.92m max x 3.83m)

Utility

12'6" x 3'10" (3.83m x 1.17m)

First floor landing

Master bedroom

16'2" x 13'3" (4.94m x 4.05m)

Ensuite shower

Guest bedroom

12'8" x 10'2" (3.88m x 3.11m)

Ensuite shower room

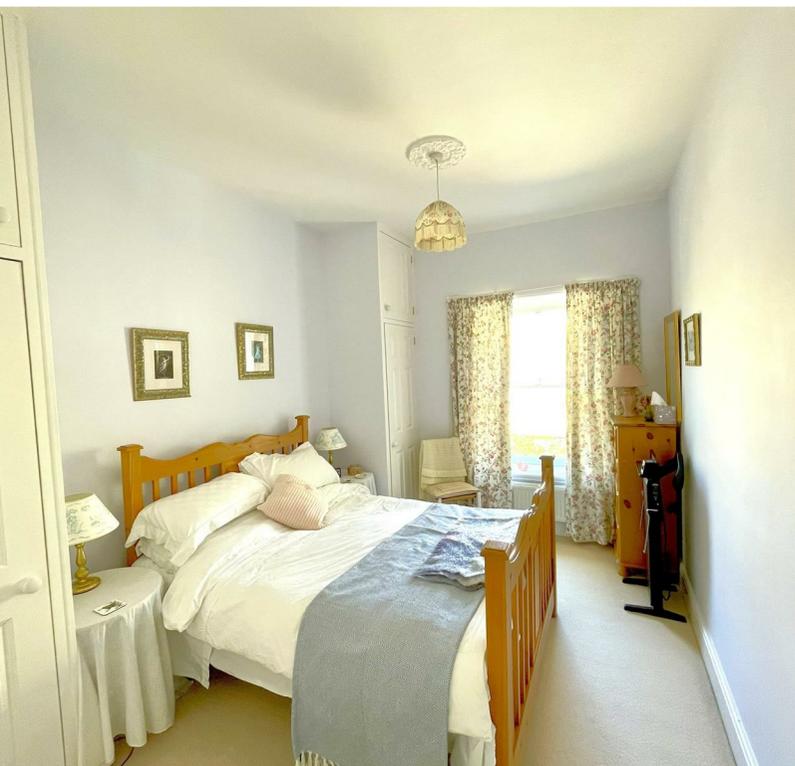
Bathroom

Bedroom

11'5" x 8'11" (3.50m x 2.73m)

Bedroom

11'9" x 8'3" (3.59m x 2.52m)



Bedroom
11'5" x 6'9" (3.50m x 2.07m)

External details

Double electric gates to the rear open to gravel hard standing. A paved pathway with pergola over leads to the enclosed private landscape gardens with patios and mature shrubs, shed and vegetable area with green house. The whole area is enclosed by fencing and mature hedging.

Services

All main services connected with gas central heating

Tenure

Freehold

Council Tax

East Northants District Council Band E

Communication

According to Ofcom: Superfast Full Fibre is available

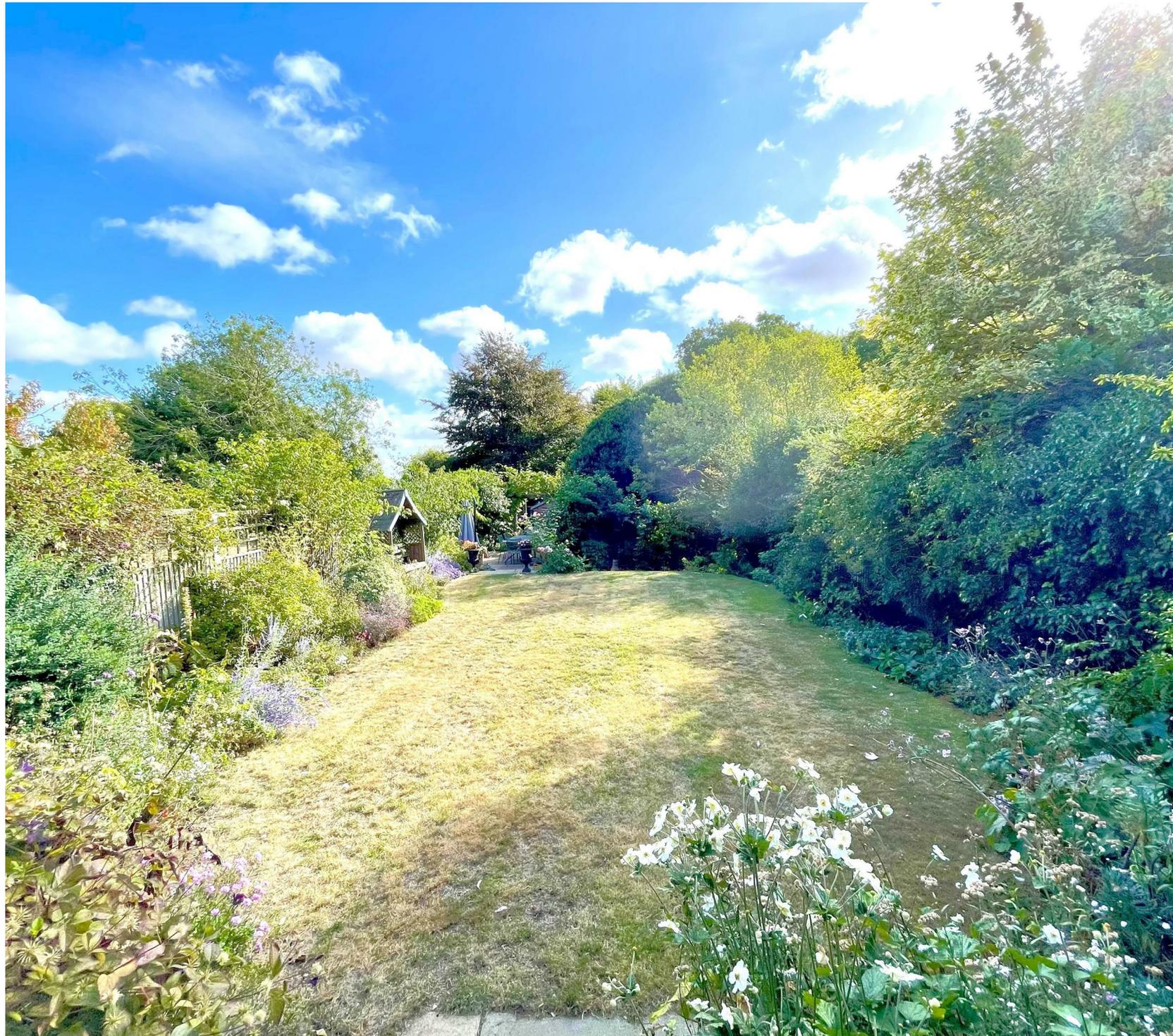
According to Ofcom: Mobile coverage outdoor is Likely with EE, Three, O2 and Vodafone

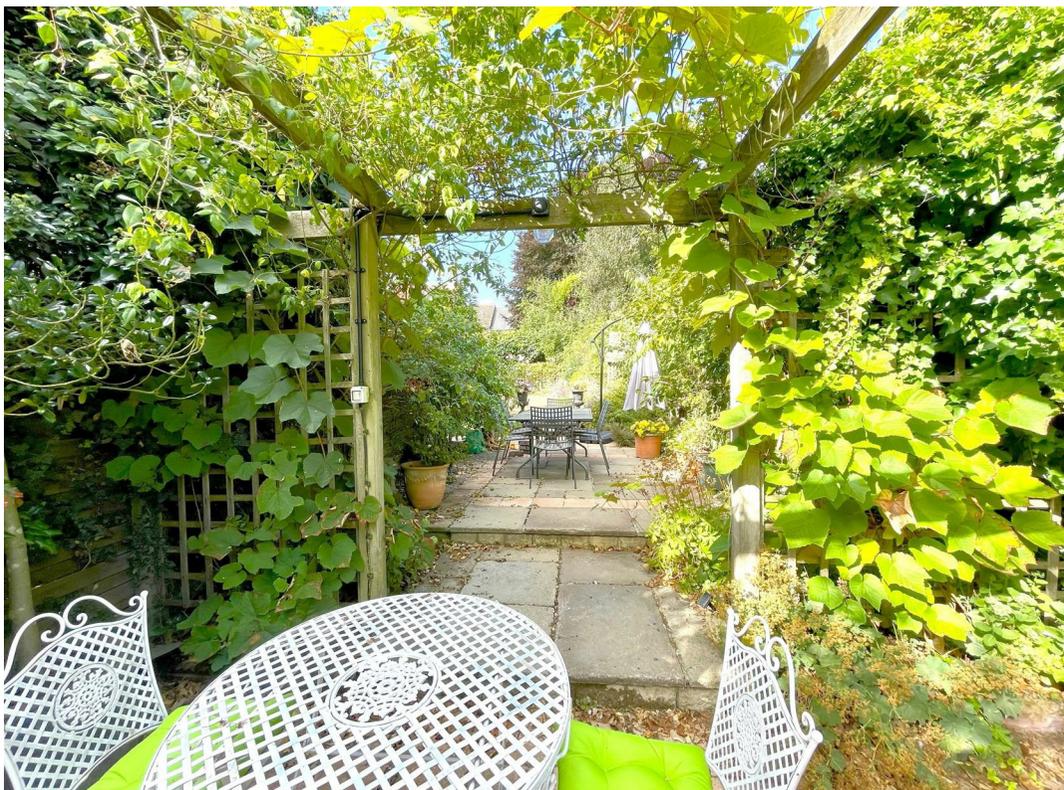
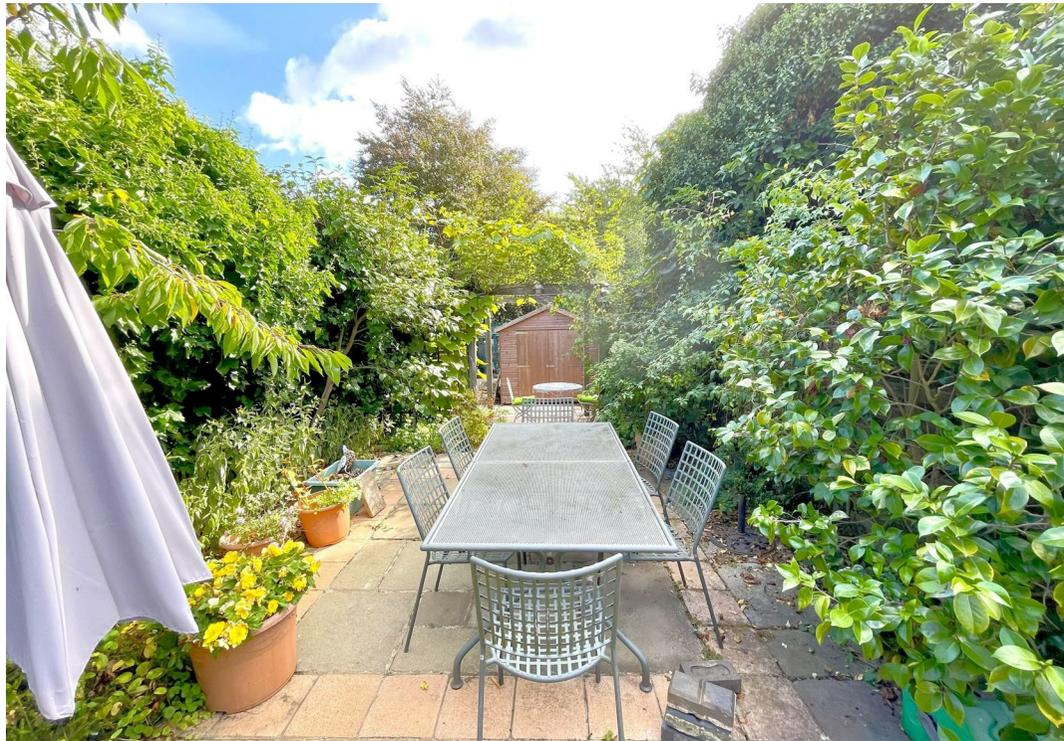
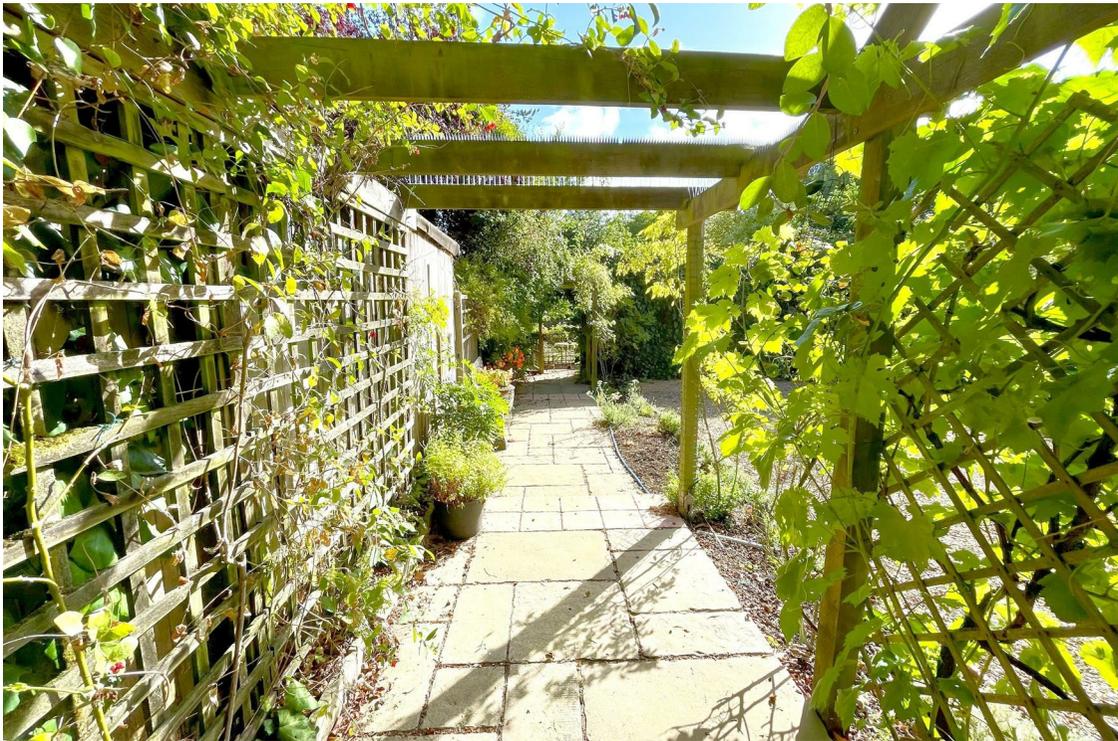
Agents notes

The property is within the village Conservation area but is not Listed. The access to the rear is a shared access but Clock House has private hard standing to the back of the property.

Viewing

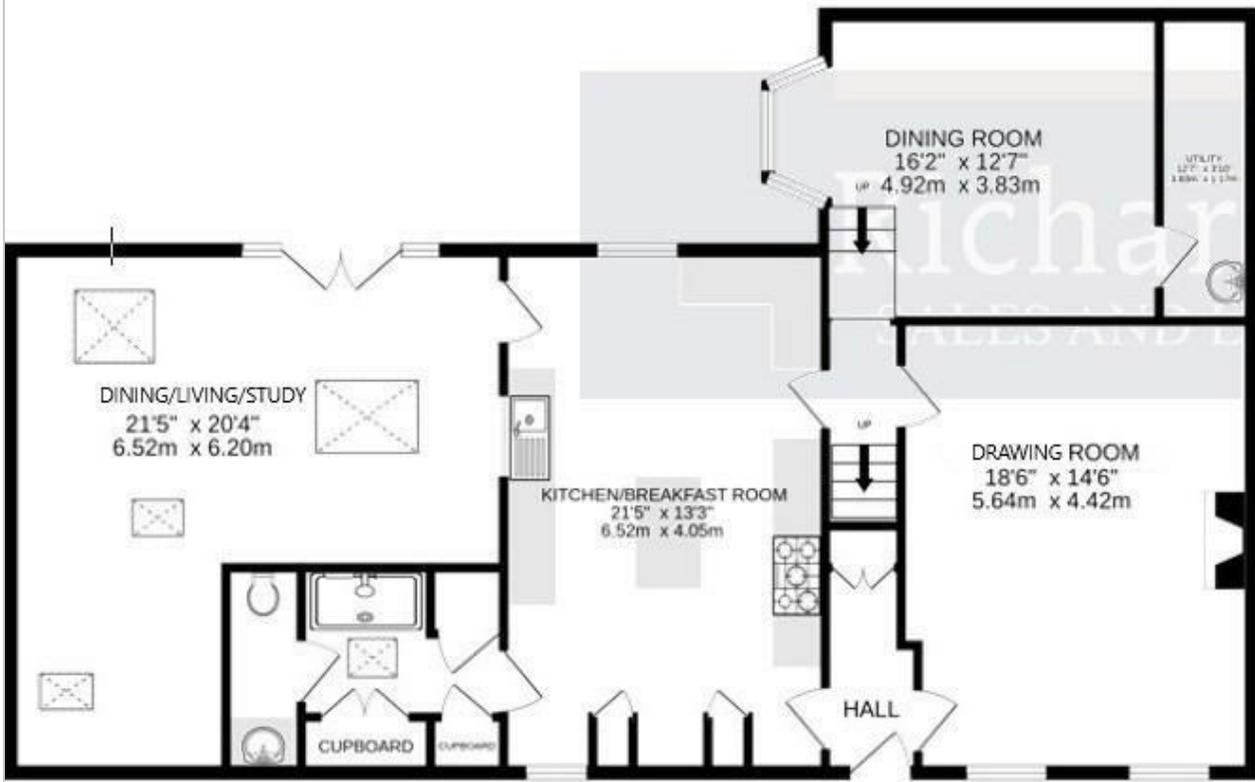
Telephone appointment with Richardson
post@richardsonsurveyors.co.uk



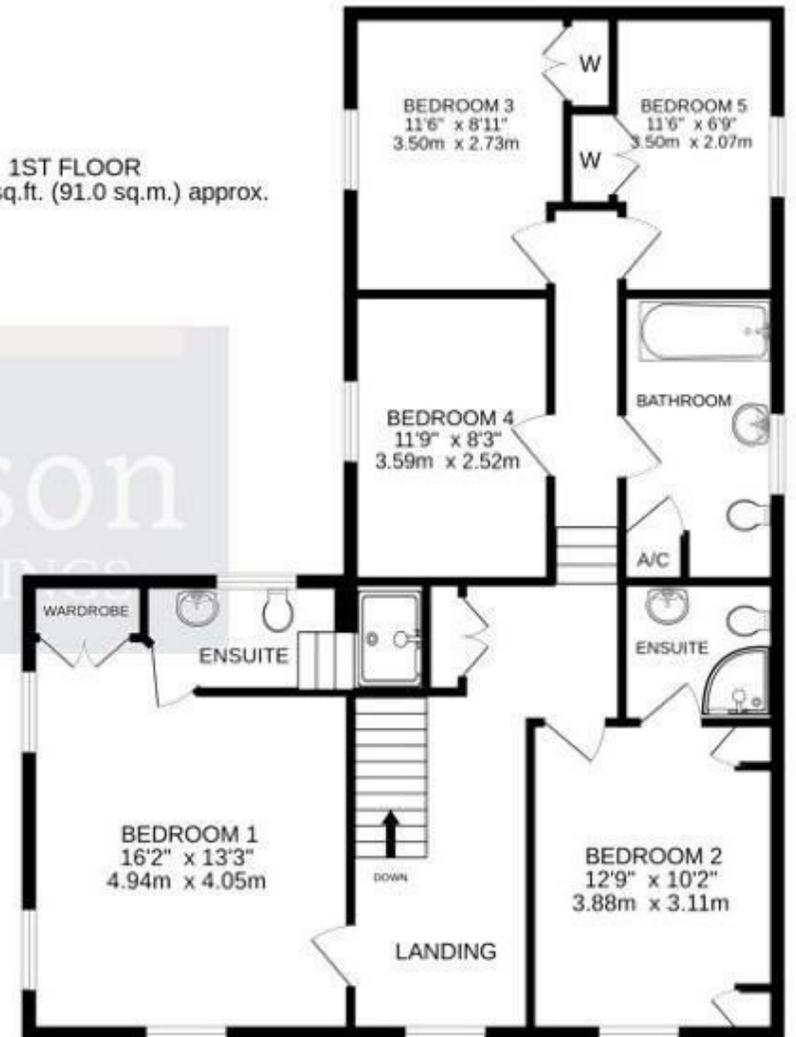




GROUND FLOOR
1272 sq.ft. (118.1 sq.m.) approx.

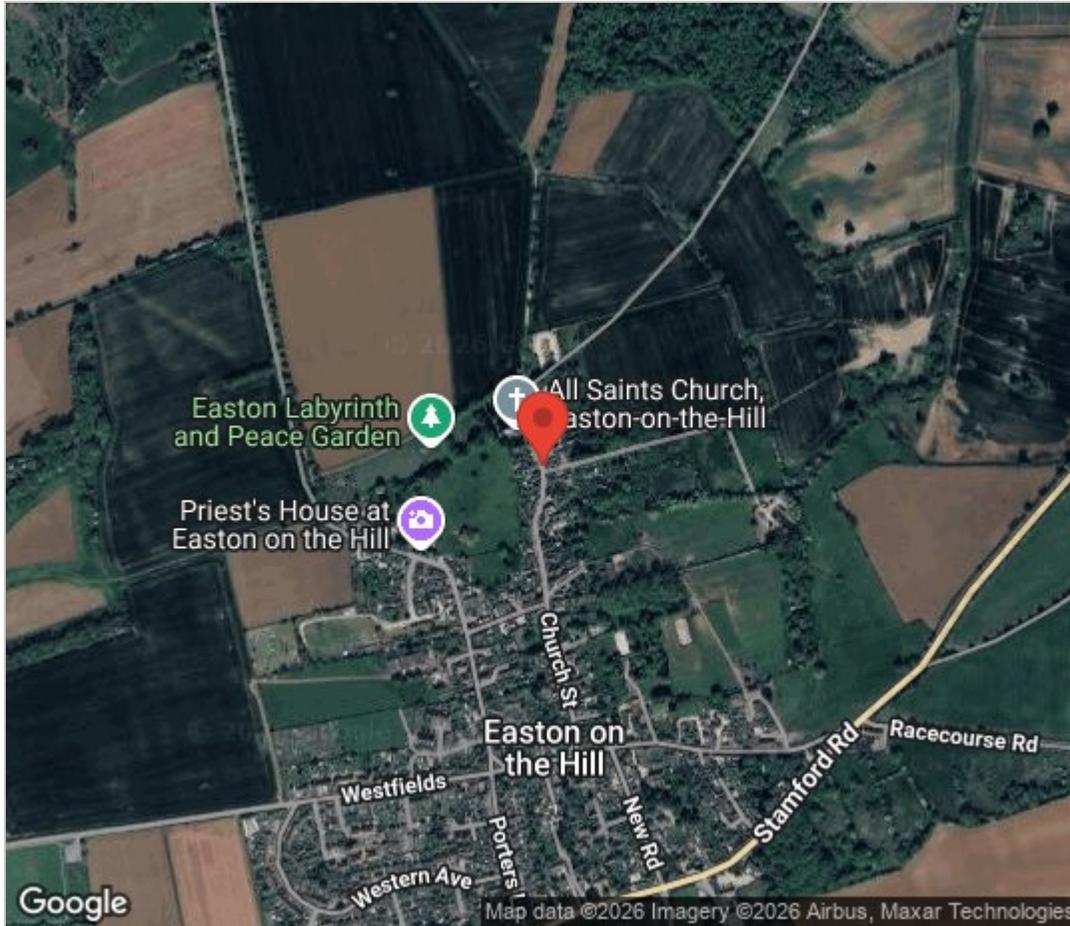


1ST FLOOR
980 sq.ft. (91.0 sq.m.) approx.

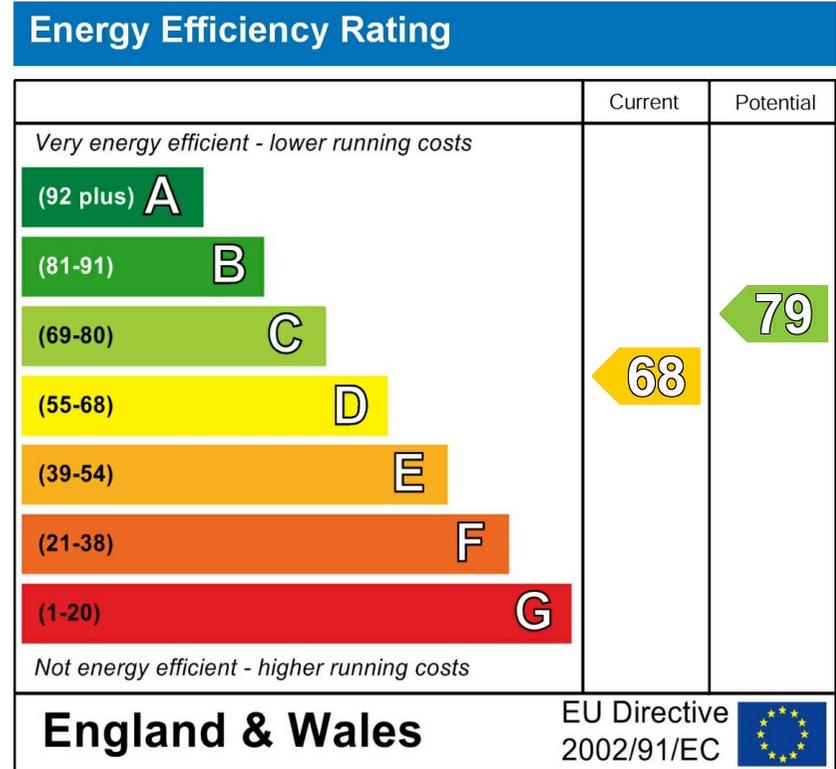


TOTAL FLOOR AREA : 2251 sq.ft. (209.2 sq.m.) approx.

Area Map



Energy Efficiency Graph



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