



WOODLANDS

YARWELL

With open countryside unfolding to both front and rear, Woodlands combines the calm of rural living with exceptional connectivity in Yarwell, placing Stamford, Oundle, Peterborough and the A1 all within easy reach.

Built in 2014 and thoughtfully designed around modern family life, the home balances expansive open-plan living with quieter, more intimate spaces, all immersed within far-reaching views and an overwhelming sense of peace and privacy. Carefully future-proofed, Woodlands combines contemporary comfort with impressive efficiency, from the air source heating and solar panels to CAT-6 cabling and extensive integrated storage throughout.

Approached via a generous driveway with EV charging and a double garage beyond, the setting immediately conveys the home's sense of openness. Beyond the gardens, grazing animals and uninterrupted countryside views reinforce the distinctly rural atmosphere.



A WELCOMING INTRODUCTION

The front door opens into a striking entrance hall, where stone flooring, soft neutral tones and a glazed oak staircase immediately establish the calm, contemporary feel of the home. Light moves easily through the space, while wet underfloor heating adds warmth beneath foot from the moment of arrival.

Designed around ease and practicality, the layout flows effortlessly, with broad sightlines drawing the eye through towards the gardens and countryside beyond. A cloakroom and internal access through to the double garage are discreetly integrated into the hallway, with the garage itself currently arranged as a gym and laundry space with extensive fitted storage.

Despite its generous proportions, Woodlands never feels formal. Instead, there is a natural ease to the way the spaces connect, allowing the home to adapt seamlessly from quieter everyday living to larger gatherings with family and friends.





KITCHEN, DINING AND EVERYDAY LIVING

At the heart of the home lies an expansive open-plan kitchen, dining and living space designed entirely around togetherness. Connected yet carefully zoned, it is a space that shifts effortlessly between busy family mornings, relaxed evenings and large-scale entertaining.

The kitchen itself combines timeless cabinetry with dark stone worktops and a comprehensive range of integrated appliances, including a bank of ovens with warming drawers, induction hob with downdraught extractor and extensive storage throughout. A substantial peninsula forms the natural centrepiece, inviting conversation to gather around whilst remaining effortlessly practical for everyday life.

Beyond, the room unfolds into generous dining and informal seating areas, where wide engineered oak boards introduce warmth and texture underfoot. Full-width glazing and French doors draw the terrace and gardens into daily life, softening the boundary between indoors and out and ensuring the surrounding countryside remains a constant backdrop throughout the seasons.



Opening from the kitchen, the beautifully appointed prep kitchen introduces another layer of practicality particularly suited to busy family life and entertaining. Fitted with a sink with Quooker tap, integrated fridge and additional preparation space, it functions as an ideal secondary catering area, everyday entrance after countryside walks or a discreet space to keep the practicalities of daily life tucked away from the main entertaining areas.



RELAX AND UNWIND

Glazed bi-fold doors lead through to the garden room at the rear, where broad picture windows and full-height glazing frame uninterrupted views across the landscaped gardens and open fields beyond.

Filled with natural light throughout the day, this is a room designed for entertaining and connection. In warmer months, doors are folded back to extend gatherings naturally onto the terrace, whilst in cooler seasons the panoramic outlook ensures the landscape remains ever-present.

Further bi-fold doors connect through to the sitting room, allowing the spaces to open entirely when entertaining whilst retaining the flexibility for quieter evenings beside the fire.

More intimate in atmosphere, the sitting room centres around a log-burning stove, offering a calm and comfortable retreat during the winter months whilst remaining visually connected to the gardens beyond.





REST AND RETREAT

Upstairs, the sense of light and openness continues.

From the landing, doors open onto a substantial decked balcony enclosed by frameless glass balustrading, where elevated views sweep out across the gardens and surrounding countryside.

Shared with the principal suite, this outdoor space becomes a natural extension of the bedroom during the warmer months, equally suited to slow mornings with coffee or evenings watching the last of the light settle across the fields.

Inside, the principal suite feels calm and quietly refined, complete with a walk-in wardrobe and beautifully finished en suite shower room.

To the rear, the second bedroom, currently arranged as a home office, also enjoys direct access to the balcony and countryside views beyond. The third bedroom, presently utilised as a dressing room, is fitted with extensive wardrobes and overlooks the fields to the front, whilst a fourth double bedroom benefits from similarly far-reaching views alongside its own en suite shower room.

A spacious family bathroom serves these rooms, complete with both bathtub and separate shower.





Ascending to the second floor, two further bedrooms offer exceptional flexibility for guests, older children, creative pursuits or additional home working space. Built-in shelving enhances practicality, whilst elevated views and a shared en suite continue the home's strong connection to the surrounding landscape.



GLORIOUS GARDENS

Outside, the south-facing gardens have been thoughtfully landscaped to balance structure, softness and sociable outdoor living.

A pergola shelters a generous terrace area ideally suited to outdoor entertaining, whilst electric roller shutters conceal practical storage with potential to serve as a garden bar during summer gatherings. Curved pathways, gravel borders, pleached trees and richly planted beds frame the figure-eight lawn, creating shape and flow throughout the garden.



Towards the rear boundary, uninterrupted countryside views reinforce the home's exceptional sense of openness and privacy, whilst raised beds, greenhouse, potting benches and extensive storage ensure the gardens remain as practical as they are attractive.

Whether dining outdoors on summer evenings, watching wildlife in the surrounding fields or simply enjoying the stillness of the setting, the garden feels deeply connected to the landscape beyond.

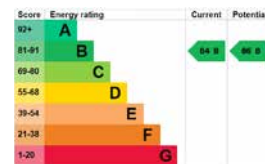


THE FINER DETAILS

Freehold
 Detached
 Constructed 2014
 Plot approx. 0.12 acre
 Air source heating
 Underfloor heating to ground floor
 Solar panels
 Mains water, electricity and sewage
 North Northamptonshire Council, tax band G
 EPC rating B



Ground Floor: approx. 128.9 sq. metres (1,387.4 sq. feet)
 First Floor: approx. 116.7 sq. metres (1,256.4 sq. feet)
 Second Floor: approx. 49.5 sq. metres (532.8 sq. feet)
 Total: approx. 295.1 sq. metres (3,176.5 sq. feet)
 Garage: approx. 30.7 sq. metres (330.8 sq. feet)



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OUT AND ABOUT

Yarwell is a well-regarded village surrounded by beautiful Northamptonshire countryside, yet remarkably convenient for commuting and everyday amenities alike. The village itself offers a pub, playground, community centre and St Mary Magdalene Church, whilst nearby Nassington Primary School lies just minutes away. Stamford School, Oundle School and The Peterborough School are all within easy reach.

The A1 and A47 junction is approximately one mile away, whilst Peterborough Railway Station provides fast rail services into London.

Combining peaceful countryside living with exceptional connectivity, Woodlands offers the rare feeling of being both deeply rural and effortlessly connected.

Local Distances

Oundle 6.7 miles (13 minutes)
 Stamford 7.5 miles (15 minutes)
 Peterborough 9.8 miles (18 minutes)



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