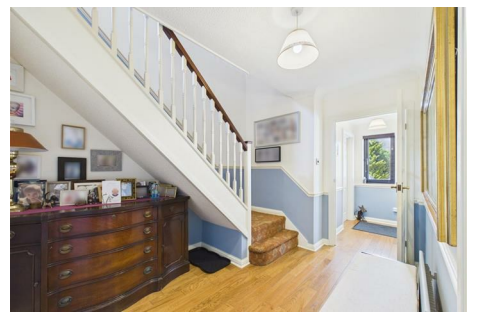




Forest Gardens

Stamford, PE9 2FL

Tucked away within one of Stamford's most desirable residential locations, this impressive detached family home occupies a beautifully established plot of approximately 0.29 acres, offering exceptional privacy, mature landscaped gardens and versatile accommodation extending to over 2,500 sq ft.

Rarely do properties combine such generous outdoor space with flexible internal living. The gardens are undoubtedly the heart of this home, creating a wonderful setting for entertaining, family life and simply enjoying the peaceful surroundings. Expansive lawns, mature trees, colourful planting and thoughtfully designed seating areas provide a feeling of seclusion, while the substantial covered entertaining area with hot tub makes the garden a fantastic space to enjoy throughout the seasons.

Guide Price £850,000

Forest Gardens

Stamford, PE9 2FL



- Detached family home situated within one of Stamford's most sought-after residential locations
- Stunning mature gardens with extensive lawns, established planting and excellent privacy
- Spacious garden room and multiple reception areas overlooking the gardens
- Occupying a generous and private plot of approximately 0.29 acres
- Self-contained one-bedroom annexe ideal for multi-generational living or home working
- Large covered outdoor entertaining space with hot tub and ample driveway parking
- Over 2,500 sq ft of versatile accommodation
- Four bedrooms, including a principal bedroom with en-suite shower room
- Please Refer to Attached KFB For Material Information Disclosures

Porch

3'9" x 6'7" (1.14m x 2.01m)

Cloakroom

3'11" x 8'0" (1.19m x 2.44m)

Entrance Hall

Lounge

12'9" x 14'9" (3.89m x 4.50m)

Family Room/Study

12'9" x 9'2" (3.89m x 2.79m)

Garden Room

29'0" x 15'2" max (8.84m x 4.62m max)

Kitchen

16'11" x 9'10" (5.16m x 3.00m)

Utility Room

7'10" x 7'3" (2.39m x 2.21m)

Landing

Bedroom 1

10'10" x 13'2" (3.30m x 4.01m)

En Suite

8'2" x 6'5" (2.49m x 1.96m)

Bedroom 2

12'10" x 9'1" (3.91m x 2.77m)

Bedroom 3

8'5" x 14'0" (2.57m x 4.27m)

Bedroom 4

8'3" x 11'6" (2.51m x 3.51m)

Family Bathroom

8'7" x 6'4" (2.62m x 1.93m)

Annexe - Kitchen Living Area

13'2" x 16'11" (4.01m x 5.16m)

Annexe - Entrance Hall

4'9" x 5'1" (1.45m x 1.55m)

Annexe Shower Room

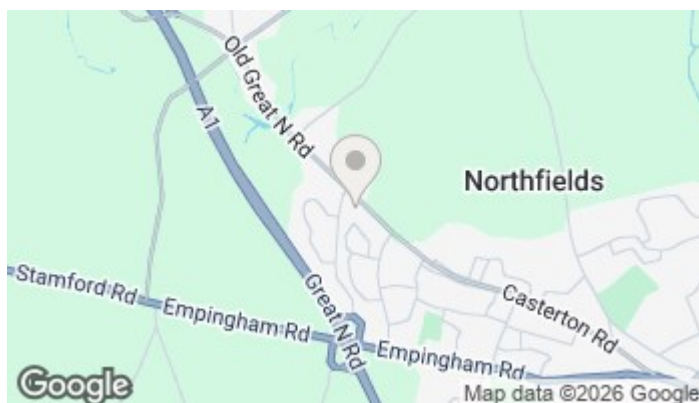
7'11" x 5'2" (2.41m x 1.57m)

Annexe - Bedroom

13'1" x 11'6" (3.99m x 3.51m)

Double Garage

17'11" x 16'8" (5.46m x 5.08m)



Directions

Please use the following postcode for Sat Nav guidance - PE9 2FL



Floor Plan



Ground Floor



Floor 1

Approximate total area⁽¹⁾
2510 ft²
233.2 m²

Reduced headroom
25 ft²
2.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		