



The Stables

52 Bridge Street | Kings Cliffe | Northamptonshire | PE8 6XH

FINE & COUNTRY

KEY FEATURES

- A Captivating, Dressed Stone, Bespoke House
- Hand Crafted and Built by a Local Stonemason
- Stunning Setting of Approx. 4.25 Acres (Subject to Measured Survey)
- Entrance Hall, Reception Room, Study and Downstairs Showroom
- Vaulted Glass & Oak Kitchen / Diner / Family Room, Utility and Boot Room
- Three Double Bedrooms, Two En Suites and a Family Bathroom
- 4th Bedroom / Dressing Room or Studio Room or Study
- Timber Stable Block of 7 Stables, Tack and Feed Rooms
- Paddocks, Off Road Gravel Parking and Terraced Garden
- No Onward Chain





A very impressive, newly built, four bedroomed home nestles into a gentle hillside on the edge of the extremely desirable village of Kings Cliffe with an extensive stable block in the grounds of over 4.5 acres. Constructed in stone under slate roofs to the highest specification, the striking architecture combines a traditional and

modern style with a fantastic connection to the garden resulting in a very attractive home flooded with light and benefitting wonderful views over the paddocks and surrounding rolling countryside.







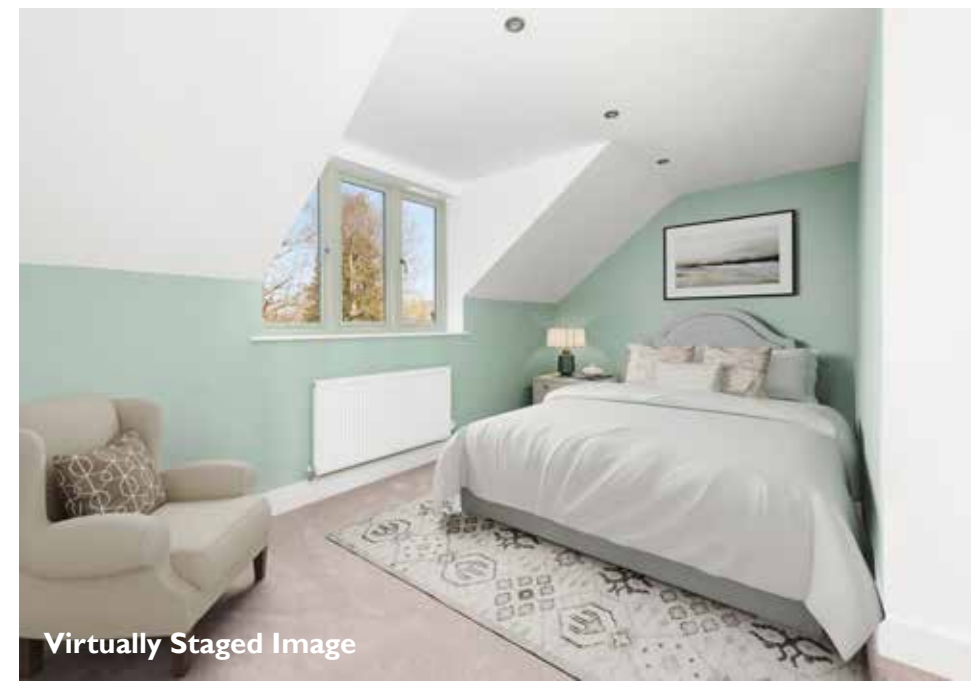
Masterfully designed, the property is orientated to capitalize on the sun's rays. The beautiful exposed oak frame of the building has a cathedral-like feel with full-height glazing in the southern gable end where two sets of bi-folding doors open onto the terrace from the expansive kitchen dining room. The well-appointed kitchen is fitted with contemporary units incorporating a large island all topped with quartz and with integrated appliances. At the back of the house, a good-sized reception room benefits French doors onto the garden, so too, a snug onto the southwestern elevation that leads from a large utility room, all offering space for working from home. The entire ground floor enjoys underfloor heating from mains gas.

A huge, triple aspect reception room is on the other side of the light and spacious entrance hall where a modern, open-tread staircase rises to a galleried landing with superb landscape views through more spectacular glazing. From here, the four commodious bedrooms have character occupying the roof space, two with en suite shower rooms, the other two sharing a fully fitted, contemporary family bathroom.





Virtually Staged Image



Virtually Staged Image





The property's beautifully landscaped garden features a large, wraparound terrace perfect for dining outside and where steps in a curving retaining wall lead up to a sloping lawn. The stable block beside the house incorporates 8 stables and includes a foaling box, a tack and feed store and a WC with washbasin, whilst the grazing is divided into three paddocks; a natural area is

conserved for wildlife.

King's Cliffe is an attractive, predominantly stone village with an Ofsted rated Good primary school at its centre along with All Saints' & St. James' Church.

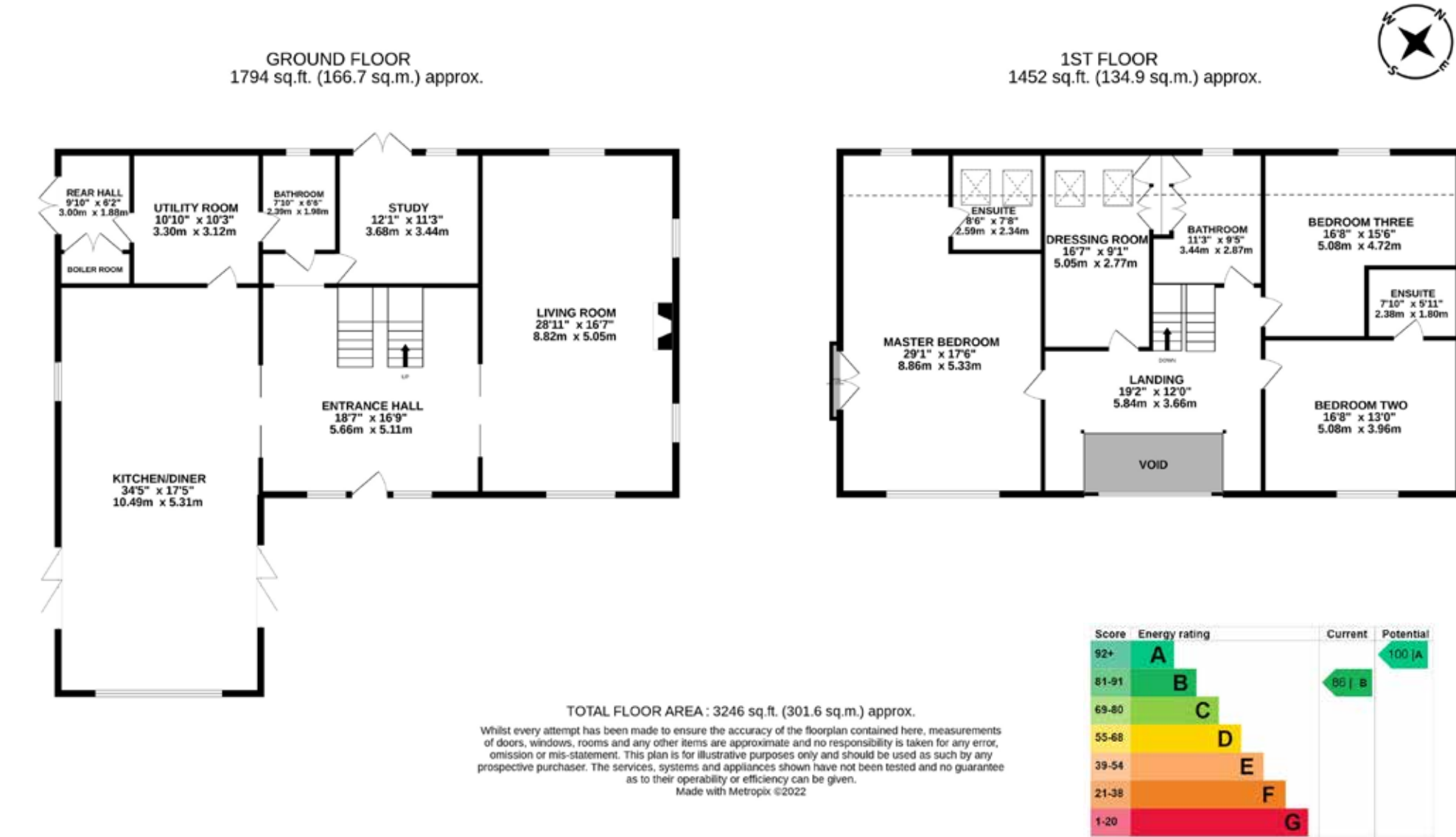
It also benefits a store with post office, a bakery, a greengrocer, a doctors' surgery and a pub serving food

and with rooms. Situated on Willow Brook river in pretty, rolling countryside, there are many footpaths and bridlepaths for excellent hacking. It is conveniently close to the A1, the A47 both just 4 miles away, Stamford, Oundle and the city of Peterborough where fast trains to London take around 45 minutes making this an ideal country lifestyle home for a commuter.









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Local Authority: North Northamptonshire Council
Council Tax Band:

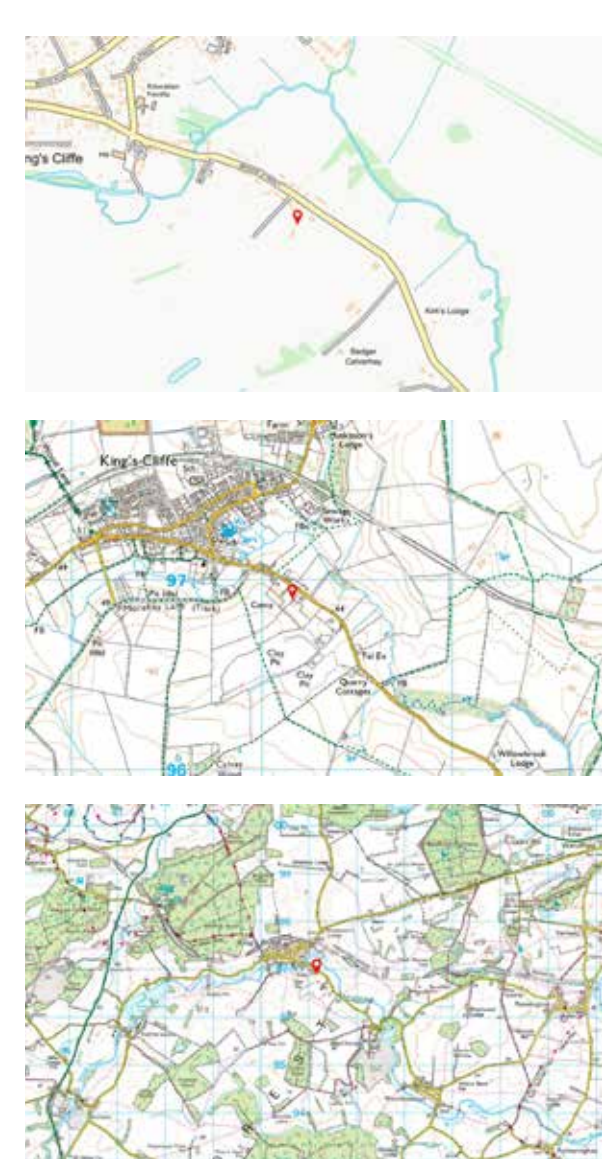
Services: Mains Electricity, Water, Gas Central Heating and Septic Tank

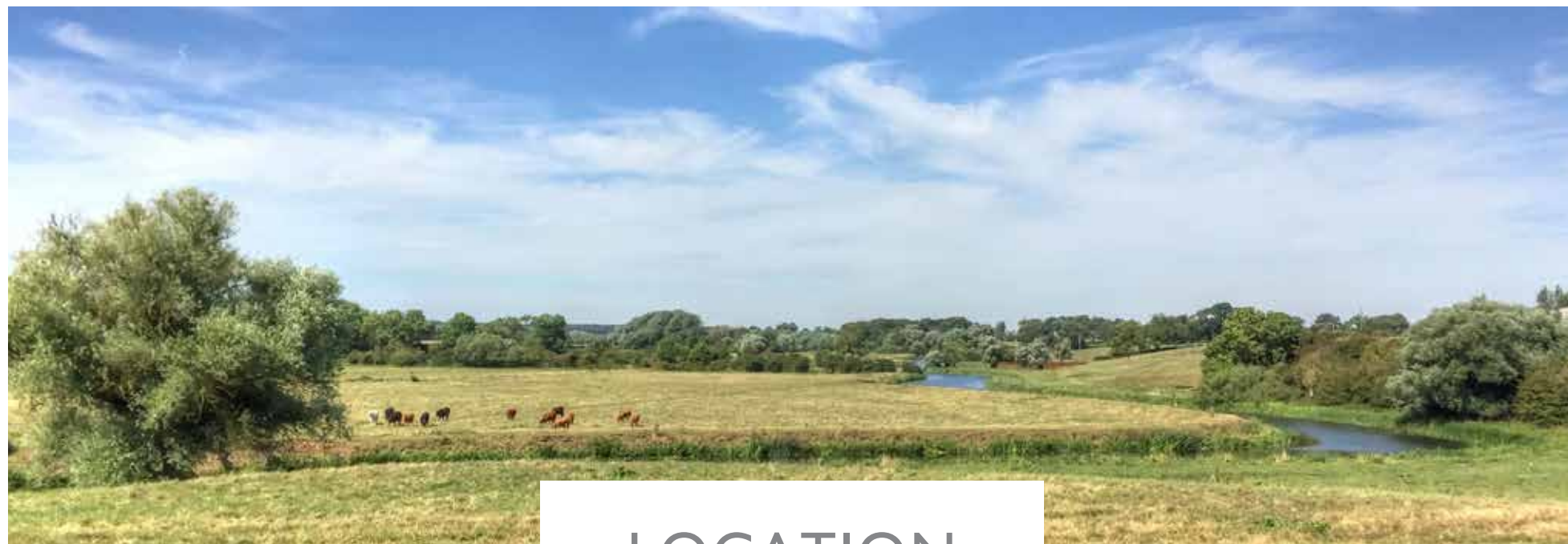
Tenure: Freehold

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We would also point out that we have not tested any of the appliances and purchasers should make their own enquiries to the relevant authorities regarding the connection of any services.





LOCATION



FINE & COUNTRY

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THE FINE & COUNTRY
FOUNDATION

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