



The Styx
Southorpe

OVERLOOKING COUNTRYSIDE, YET NOT OUT IN THE STICKS, ENJOY THE BEST OF RURAL LIVING AT BESPOKE-DESIGNED THE STYX, IN THE CONSERVATION AREA OF SOUTHORPE.

Sitting comfortably in its surroundings, the traditional façade of The Styx belies the stylish, contemporary and generously-proportioned family living space within. Pull through electric gates and onto the large, block paved driveway or park in the detached double garage, with annexe above.



Contemporary flow

Beneath a stone covered entrance, open the Swedish front door to arrive in the broad, bright entrance hallway where the open tread of the glass and oak staircase allows light to travel through. Wooden flooring flows throughout the ground floor.

Stash coats and shoes in the boot room, opening up to a handy downstairs shower room.



Designed for life

Returning to the hallway, discover the main living area beyond, where bifold doors invite light and garden views in, and a wood-burning stove is set upon a glass plinth in the corner.

A second sitting room features an impressive wall of fitted shelving, providing ample storage for treasured items. A spacious room set to the front of the home, ambience is assured on winter nights by the log-burning stove.

Savour the space

Follow the open plan from the entrance hallway through to the kitchen. Styled in a sublime Swedish fashion, white contemporary units provide plenty of storage, with a sleek central island, overlooked by a row of pendant lights – perfect for breakfasting, with room for plenty of stools. Ample preparation space is provided by the gleaming white Corian worktops housing high-quality appliances.

A capacious culinary space, this sociable, central room is perfect for entertaining, with bifold doors opening onto the paved patio and garden beyond.

From the kitchen discover a spacious laundry room offering an abundance of storage, and handy access out to the garden.

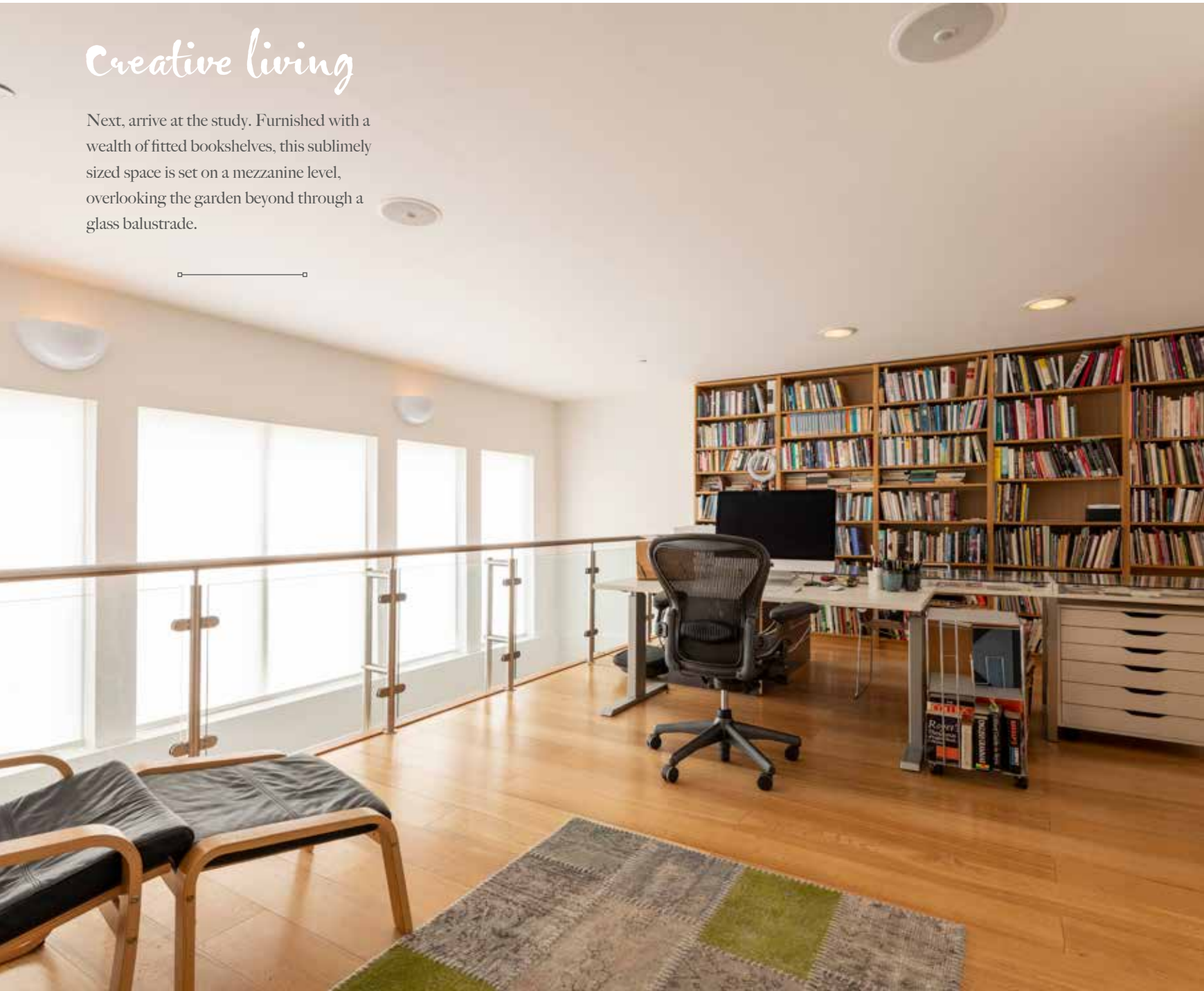
WHAT THE OWNERS LOVE -

“I love the privacy and versatile living space for our family. It’s perfect for parties and an inspiring place to work from home.”



Creative living

Next, arrive at the study. Furnished with a wealth of fitted bookshelves, this sublimely sized space is set on a mezzanine level, overlooking the garden beyond through a glass balustrade.



Steps lead down to the tanked lower ground studio, cool and contemporary with natural light entering through high set windows - perfect for creatives and artists, although could also serve as a games room, children's play room or home gym - the opportunities are limitless. Leading off, a large storage room is handy.



Grand designs

Returning to the entrance hallway, ascend the handcrafted floating glass and oak staircase to the gallery landing, with an abundance of storage to the sides. Soak up the sublime country views to the front through the myriad windows.

Flexible and totally unique, a large study awaits on this level, with bamboo shelving and furniture. Currently configured as a luxurious three bedroom home, with some simple modifications two further bedrooms could easily be created.



Sweet slumber

Two double bedrooms, one with en suite, enjoy views to the paddocks at the front and garden to the rear.

Refreshment awaits in the family bathroom furnished with bath and luxurious walk-in shower.





Sumptuous suite

Finally, arrive at the principal suite, an open-plan, impressive space with mirrored fitted storage. Refresh in the en suite, where the deep bath accompanies a separate walk-in shower and twin wash basins. Storage is in abundance in every room. Dual walk-in wardrobes make the most of every inch of space in this sumptuous suite. A vaulted ceiling captures an abundance of light, whilst the built-in bed is perfectly positioned to enjoy views of the garden beyond.



A glorious garden

Enjoy al fresco breakfasts on the terrace of the east-facing garden, before stepping down to the lawn which extends out past the garage to the rear and down to a brook at the end of the garden. Landscaped with trees including an ash tree and apple tree, the garden offers a private and peaceful retreat.

Sneak a peek at the annexe above the double garage, where a high vaulted ceiling creates an airy light feel. Ample storage is fitted within the eaves, with an open-plan kitchen, lounge and bedroom and its own shower room.



Leisure and pleasure

The quiet hamlet of Southorpe offers country calm balanced with convenience and accessibility.

Take a stroll through one of the many nature reserves close by, including Southorpe Meadow with its abundance of wildflowers, and Barnack Hills and Holes, one of Britain's most important wildlife sites set over 50 acres and a Site of Specific Scientific Interest.

Just five miles from Stamford, eat, drink and shop to your heart's content within minutes of your rural retreat at The Styx.

Visit the stunning gardens at Burghley House and enjoy a round of golf at Burghley Park Golf Club. Barnack Cricket Club and Bowls Club are also close by. Head into Ufford for a drink and seasonal food at the dog and child-friendly White Hart.

Families have easy access to Barnack C of E Primary School or Stamford Junior School, part of the wider, independent Stamford Endowed Schools. Oakham School, Uppingham School and Oundle School are also close by.

Country calm comes with the convenience of accessibility; commuters can access the A1 and A47 in minutes, whilst London is accessible by rail via Peterborough Railway Station.

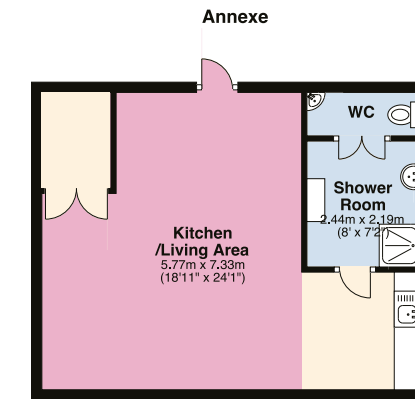
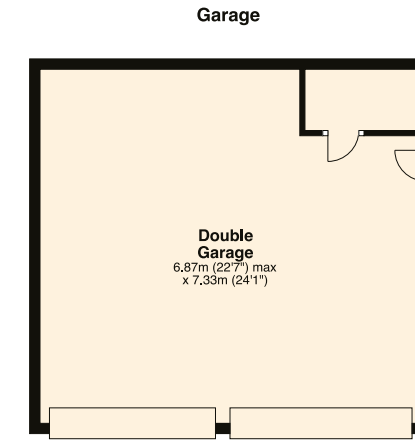
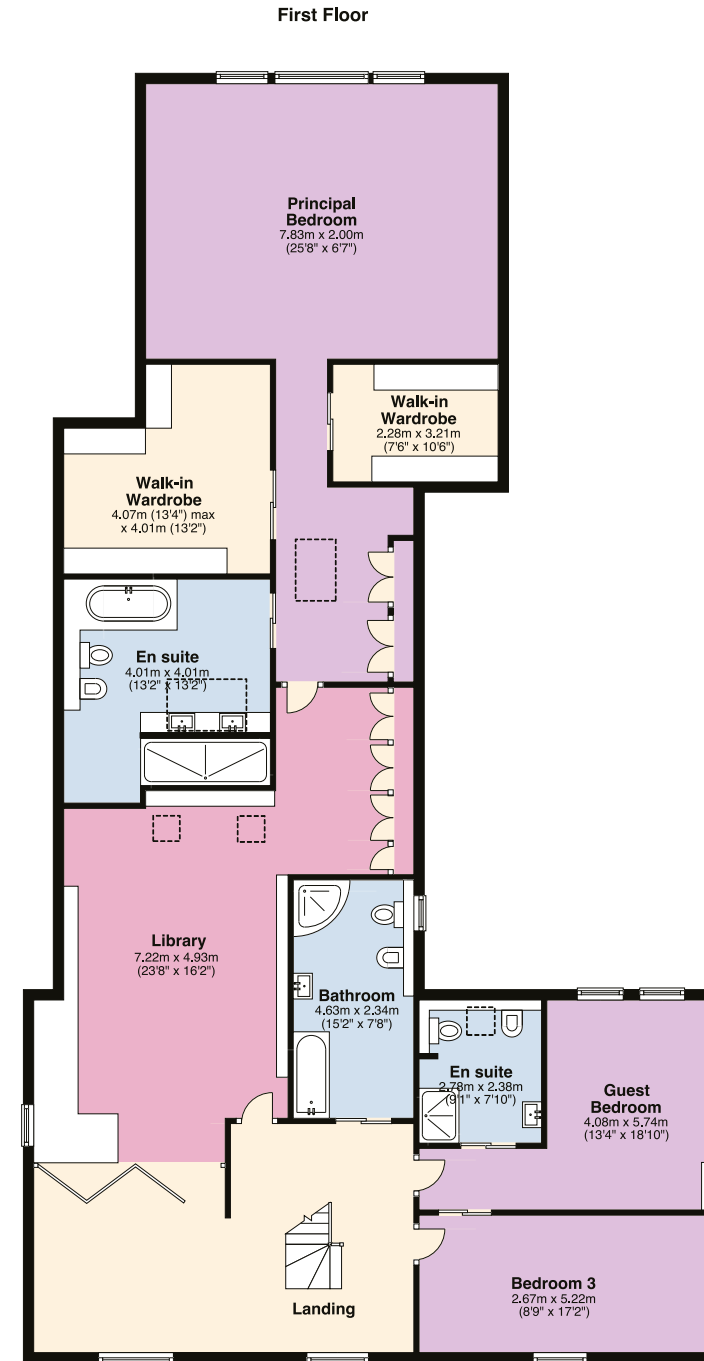
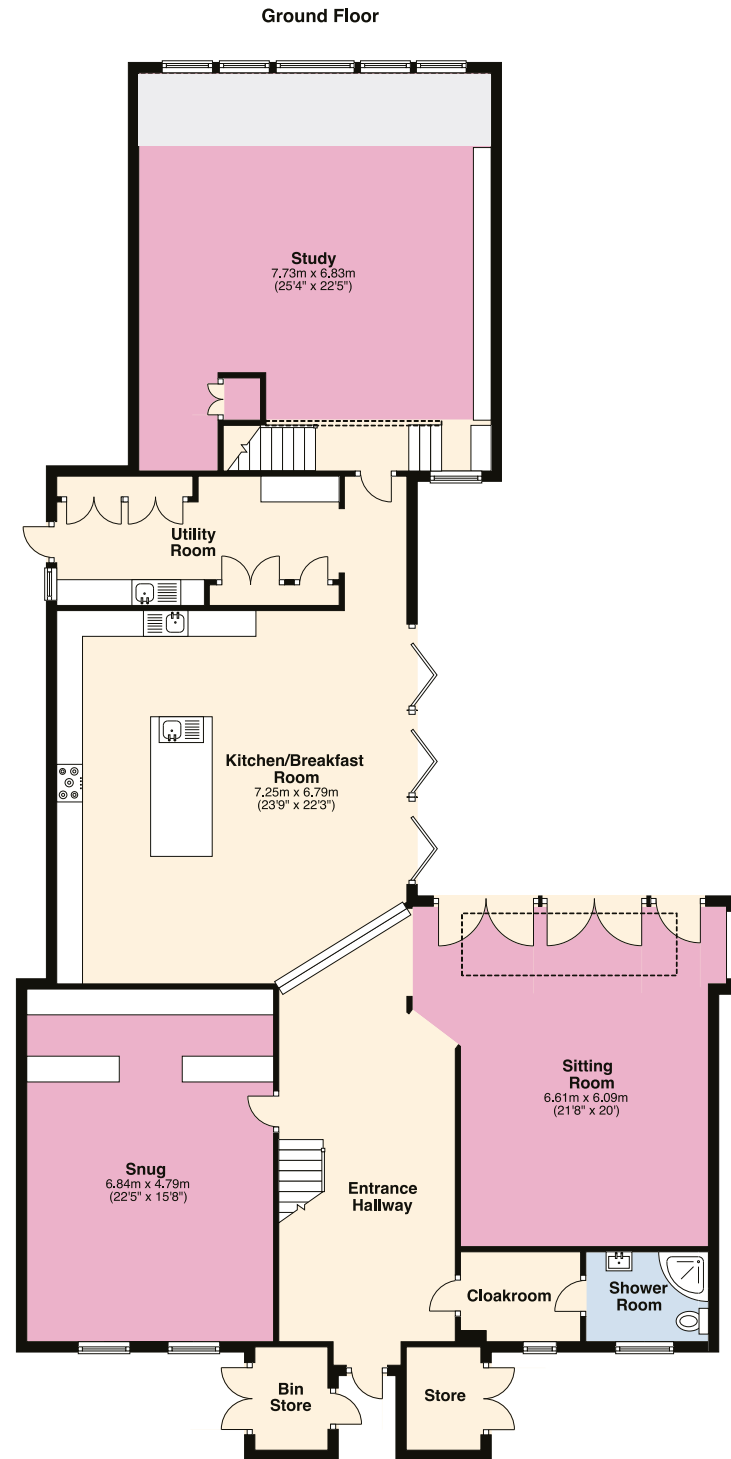
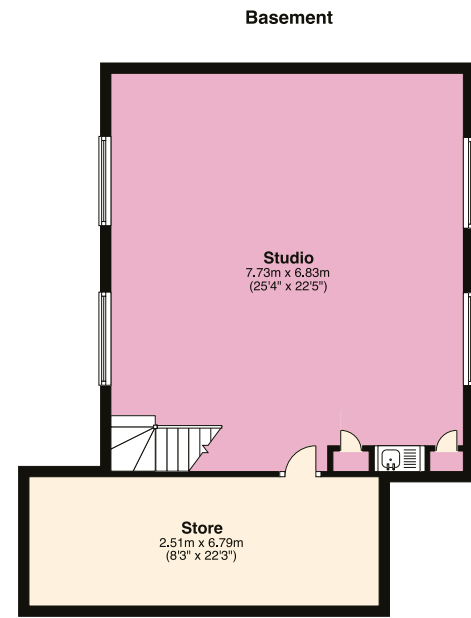
Versatile, unique, storage-laden and embracing nature and light, welcome home to The Styx.

Local information:

Stamford 5 miles (11 minutes)
Market Deeping 7 miles (17 minutes)
Peterborough 10 miles (18 minutes)

The Finer Details

- Freehold
- Detached
- One bedroom annexe
- Double garage
- Conservation area
- Plot approx. 1/3 acre
- Oil central heating
- Mains electricity, water and sewage
- Peterborough City Council, tax band G
- EPC rating C



NOT IN ACTUAL POSITION

Ground Floor: approx. 228.0 sq. metres (2453.8 sq. feet)
 First Floor: approx. 213.1 sq. metres (2294.2 sq. feet)
 Garage: approx. 50.4 sq. metres (542.2 sq. feet)
 Basement: approx. 70.4 sq. metres (757.3 sq. feet)
 Annexe: approx. 42.3 sq. metres (455.2 sq. feet)
 Total area: approx. 604.1 sq. metres (6502.7 sq. feet)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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With a little imagination...

Proposed configuration - 4 bedrooms

Proposed configuration - 5 bedrooms





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