

SOUTH LODGE

FINESHADE

As one of a pair of former gate houses to neighbouring Fineshade Abbey, South Lodge is surrounded by countryside and is only a stone's throw from several thriving local market towns.

ARCHITECTURALLY UNIQUE

Arriving through the gated entrance, follow the private gravel driveway to discover the appealing charms of South Lodge. An enchanting home, its enthralling octagonal shaped frontage and ornate stone archway are evocative of fairy-tale castles.

Believed to date back to the 18th century in part, South Lodge once belonged to Fineshade Abbey, before being converted into a unique home in later years and extended over time; now offering a spacious four-bedroom family home.

Make your way in via the stone porch, festooned in fragrant wisteria, where there is space for the doffing and donning of coats and boots, before heading through into the main entrance hallway with wooden flooring underfoot.



CHARACTER

AND

COMFORT

At the end of the hallway, character and comfort combine in the sitting room; an atmospheric room, where exposed beams stretch overhead in the ceiling whilst the log-burning stove issues warmth and welcome from within the substantial stone inglenook with carved crest and exposed timber beam. Gothic arched stone mullion windows to either side invite light through.

From there, discover the pleasant garden room extension. Spacious, sociable, and light, this room follows the same decorative motif of celestial blue and provides an appealing vista over the pretty gardens.

The sizeable kitchen has ample space for a large dining table to host generous get-togethers. Fitted cabinetry offers plenty of storage, with space too for a freestanding fridge and freezer. A Range-style cooker is set beneath an extractor hood, whilst views out to the garden can be enjoyed through the window above the Butler sink. A handy utility room houses another sink, with plumbing for a washing machine and space for a freestanding fridge-freezer.

A door to the side of the kitchen provides swift access from the garden and driveway with muddy boots and paws after a leisurely walk around nearby Fineshade or Wakerley Woods.





SERENE SPACES

Time to explore the light and airy bedrooms and bathrooms, with the first bedroom currently used as a tranquil study. The next double bedroom is furnished with built-in wardrobes and the third bedroom is positioned to the front of the home.

The family shower room has a large walk-in shower, wash basin and lavatory.

Nestled to the front, light flourishes through the principal bedroom, where a trio of quaint, arched windows adds a remarkable feature alongside the elaborate cornicing in this enchanting, octagonal room. Duck egg blue shades adorn the walls with an attractive ornamental fireplace for a soothing ambience.

Refresh in the spacious en suite bathroom. Enjoy a soak in the bathtub, with showerhead attachment. Decorated in complementary duck egg blue tones, wood panelling features to one wall with a matching storage cabinet.





OUTDOOR

ESCAPES

Step outside to discover the scenic, spacious garden. To the side of the home is a pretty, gravelled seating area with access to the front of the home underneath the striking stone archway. Paving from the side of the home tempts you onwards to the scented rose garden with seating area to the rear. The sunny, south-facing lawned garden beyond features mature borders, with more seating areas dotted around the lush lawn.

Furnished with electricity and plumbing, the impressive summer house offers boundless potential, whilst there is also a greenhouse, alongside a large shed which also has its own electricity supply.

What the owner loves...

"I love enjoying the sunny private areas of the garden in the summertime."

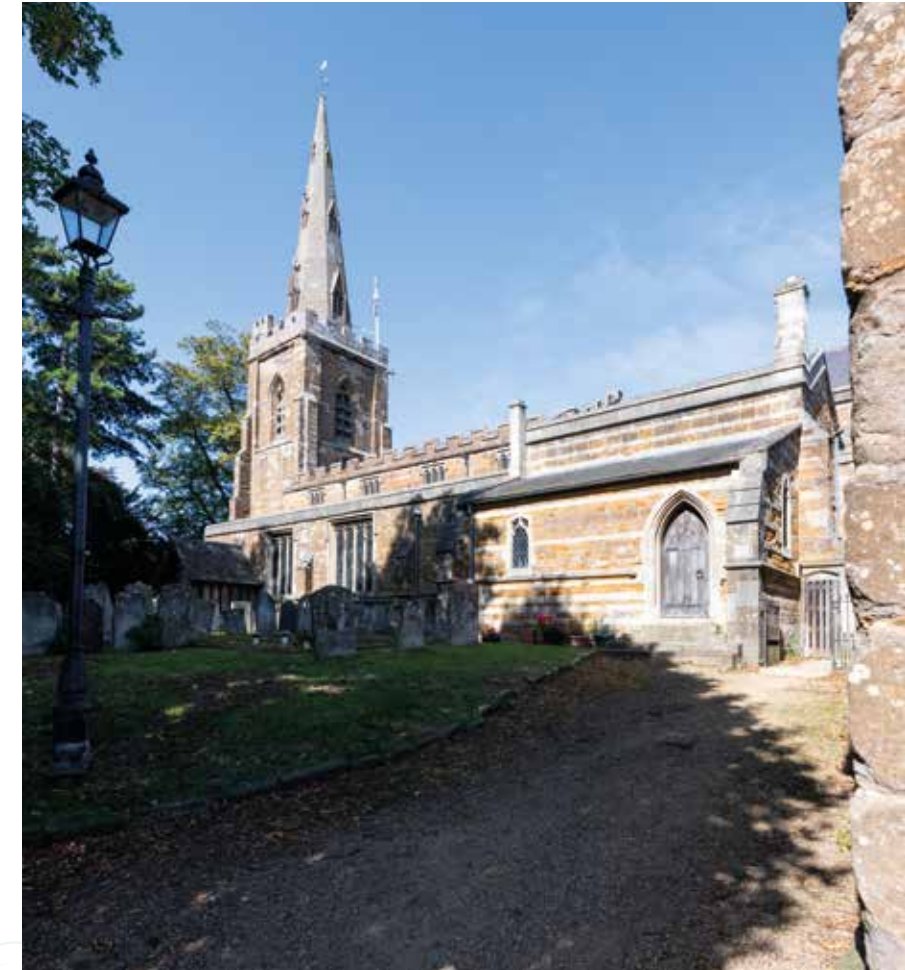
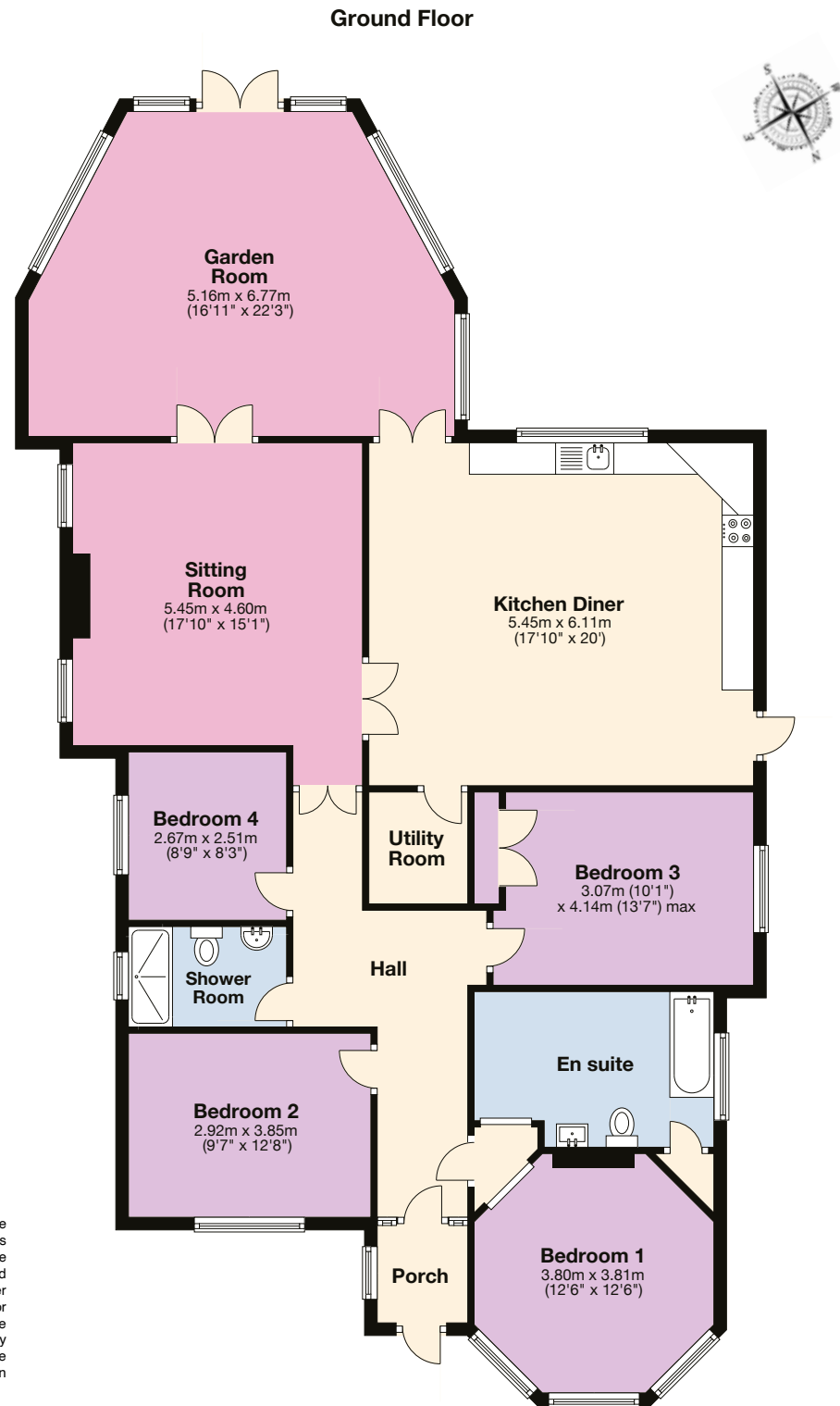
THE FINER DETAILS

Freehold
 Believed to date back in parts
 to 18th century
 Oil central heating
 Mains electricity and water
 Septic tank
 North Northamptonshire Council,
 tax band F
 EPC rating D

Total area: approx. 166.8 sq.
 metres (1795.8 sq. feet)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	77 C
39-54	E		
21-38	F		
1-20	G		

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ON YOUR DOORSTEP

There is plenty of wildlife and nature to appreciate in the locale; take a walk through nearby Fineshade Woods, where walking trails lead deep into the woodland with short and long trails to choose from alongside a 5k running track. There are also dedicated cycle trails suitable for families alongside several play areas.

Rurality abounds, with Wakerley Woods also close by. And, whilst you are secluded at South Lodge, you are by no means isolated,

with easy access into the nearby market towns of Stamford, Oakham and Uppingham for all your shopping needs. Corby, with its mainline rail links is also close by, whilst the station at Peterborough offers alternative direct routes to London.

For families, there are numerous primary schools to choose from in the nearby villages, whilst independent education can be sought at nearby Stamford, Oakham, Uppingham and Oundle.

LOCAL DISTANCES

Stamford 7.5 miles (14 minutes)
Corby 8.5 miles (13 minutes)
Oundle 10 miles (18 minutes)
Uppingham 12 miles (17 minutes)
Oakham 17 miles (23 minutes)
Peterborough 18 miles (28 minutes)



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