



RUTLAND HOUSE

— WOTHORPE —

In the exclusive setting of Wothorpe Park on the edge of Stamford, Georgian elegance lends itself to modern living, at Rutland House.

PRESTIGIOUS SETTING

Built in 2002 and nestled in the private grounds of Wothorpe Park, a former priory and school, tucked behind secure electric gates, Rutland House has a secluded air, yet is not isolated, with 10 other homes also situated within the park.

Impeccably set behind wrought iron railings, with a pedestrian gate to the front, neatly mown lawn is crossed by a paved footpath, leading to the grand front door, with fanlight, set beneath a pilastered entrance.

A sweeping driveway leads to Rutland House, where there is a double garage to the rear, with visitor parking just off to the front.





FAMILY TIME



Doors fold back from the entrance hallway to the spacious dining kitchen opposite, where carpet to the front offers a distinction between the sociable dining area and the practical cooking space to the rear. Tiled underfoot in the main kitchen, granite countertops gleam in contrast to the matt white cabinetry, which accommodates a Neff double oven. There is also space for a dishwasher, with a Neff electric hob fitted within the worktops.

Light streams in through a sash window to the rear, overlooking the summer house and garden. Another sash window to the front continues the flow of light, brightening the family seating area, dressed in pastel blue tones.

Ahead from the front door, passing by the downstairs cupboard, continue to the left to find the utility room, a handy separate space for your washer-dryer and fridge-freezer. Additional storage and a sink can be found here. Tucked off the utility room is a downstairs cloakroom with lavatory and wash basin.



WELCOME HOME

Built on the site of what was once the school gymnasium, old school charm reigns supreme within the walls of Rutland House, where high, embellished ceilings and sash windows prevail.

Beyond the front door, cream tiles harmonise with the décor in the entrance hallway, broad and bright, with ceiling roses adorning the high ceiling overhead.

Sink into a comfortable chair in the first reception room to the left, currently used as a study, where more ceiling roses embellish the high ceiling. A large sash window frames views over the garden and grounds to the front.





ROOM WITH A VIEW

Stairs ascend from the hallway to the first floor. Awash with light, the lavishly sized drawing room runs the width of the home, basking in far reaching views over the leafy grounds to the front through a trio of sash windows. An ornamental fireplace, chair rails and ceiling roses infuse warmth and character, with carpet underfoot.



The principal suite sits to the rear of the first floor. With pretty views out over the garden, fitted wardrobes offer ample storage. The en suite features a shower, separate bathtub, wash basin, lavatory and elegant panelling to the lower walls. A great size, light floods in through the large window.

From the landing, climb the stairs to arrive at the second floor where you will discover four further bedrooms – a single which would make an ideal nursery or office, two spacious doubles and the guest bedroom with en suite bathroom. Three feature built-in wardrobes and all enjoy far reaching views over the garden at the rear or the leafy parkland to the front. Freshen up in the family shower room, furnished with shower, vanity unit wash basin and lavatory.

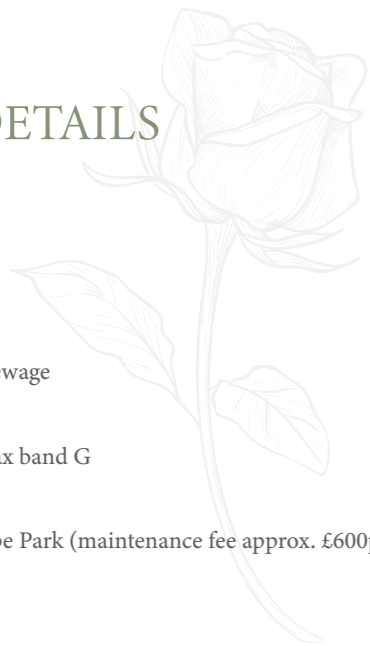


GARDENS AND GROUNDS

Outside, a terrace extends to the rear, perfect for soaking up the sunshine, whilst lush green lawn lies to either side of a gravel pathway, leading to a pretty summer house in the far corner. Well-stocked, mature borders offer fragrance and colour, enticing the bees and other wildlife. Sense the serenity of this perfectly private setting as you explore the grounds of Wothorpe Park, ownership of which is shared by the residents.

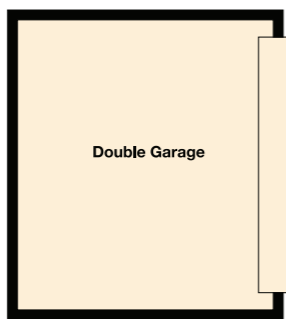
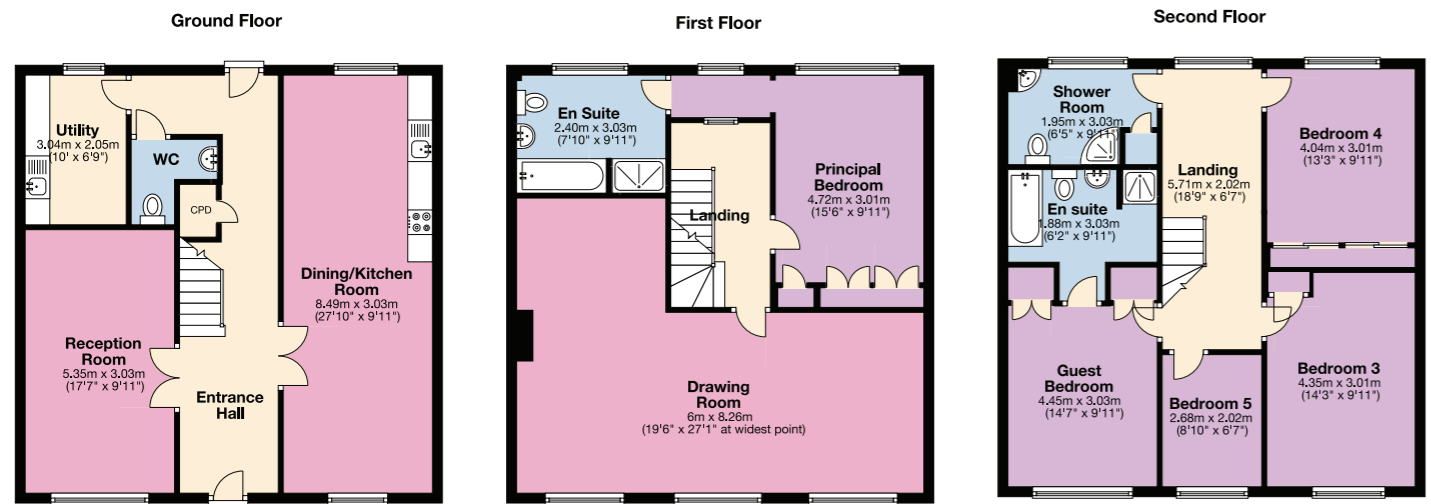


THE FINER DETAILS



- Freehold
- Constructed 2002
- Oil central heating
- Mains electricity, water and sewage
- EPC rating D
- Peterborough City Council, tax band G
- Not in conservation area
- Shared ownership of Wothorpe Park (maintenance fee approx. £600pa)

Ground Floor: approx. 70.1 sq. metres (754.8 sq. feet)
 First Floor: approx. 70.1 sq. metres (754.8 sq. feet)
 Second Floor: approx. 70.1 sq. metres (754.8 sq. feet)
 Double Garage: approx. 30.6 sq. metres (329.0 sq. feet)
 Total area: approx. 241.0 sq. metres (2593.6 sq. feet)



NOT IN ACTUAL POSITION



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	73 C
39-54	E		
21-38	F		
1-20	G		

ON YOUR DOORSTEP

Enjoy the comforts of the countryside at Rutland House, with all the convenience of market town life on your doorstep. Only a short stroll into Stamford, explore its treasury of award-winning independent retailers, bars, cafes and restaurants – capturing the very best of modern living while preserving the history and heritage of this very special place.

For families, Stamford offers first class state and independent schooling options including the Stamford Endowed Schools. Further afield, but all within easy reach, discover Copthill, Witham on the Hill, Oakham, Uppingham and Oundle Schools.

Commuting is convenient, with London accessible from Stamford Railway Station, picking up the connection at Peterborough.

Surrounded by countryside, Rutland House sits on the fringe of the Burghley Estate. Take a turn about the verdant surrounds of Burghley Park, or enjoy a round of golf at Burghley Park Golf Club.

LOCAL DISTANCES

- Oakham 12 miles (18 minutes)
- Uppingham 12 miles (22 minutes)
- Peterborough Railway Station 13 miles (19 minutes)
- Grantham 23 miles (29 minutes)

Enjoy walks beside the River Welland and along the crisscrossing network of public footpaths with your canine companion or take the family out to Rutland Water for days spent adventuring on the water and picnics along the shore.

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