



FIELD VIEW

— EASTON ON THE HILL —



Beneath the boughs of a beautiful beech tree, draw off Stamford Road and into the enchanting embrace of Field View, an expansive family home in the picturesque village of Easton on the Hill.

AN IMPRESSIVE WELCOME

Set behind a low stone wall with laurel hedging, lawn and mature trees, double electric gates open to the ample gravel driveway and oak framed double garage with store. Make your way to the attractive portico entrance, where a striking green front door, flanked by tall glass panels opens to the entrance hallway.

Broad and bright, the entrance hallway aptly demonstrates the pleasing balance of Field View, with a symmetry of doors opening to both sides and ahead beyond the impressive central staircase.



FAMILY FRIENDLY FLOW

Emerge from the hallway into the show-stopping open-plan kitchen, dining and living room. Supremely sociable and ideal for entertaining, mingle around the blush pink central island-breakfast bar where a gas hob is nestled. A wealth of storage is afforded by the contrasting dove grey cupboard units and drawers, with appliances including a sink, dishwasher and double Neff oven and microwave.

Gather all the family here for special occasions and celebrations. Flowing on from the main kitchen, there is a natural space for dining to the centre of the room, whilst an impressive log-burning stove, with its exposed flue and striking star emblazoned hearth infuses the living space to the rear with toasty warmth. Bifolding doors to two sides retain a constant connection with the outdoors, opening to two large terraces, perfect for parties.

To keep your kitchen chore and clutter free, there's a large and bright laundry room offering further storage with a Belfast sink inset within the granite worktop.





Double doors open into a large home office and snug; carpeted and cosy, with teal green tones to a feature wall, plantation shutters dress the wide window to the garden.

Returning to the hallway, at either side of the stairs there is a wood-panelled cloakroom and a separate boot room providing further practical storage with fitted shelving for shoes and cabinetry for coats.

Next, discover the final reception room; shades of blue, grey, and white mingle for a refreshing feel where light flows in through plantation shutters to the front and rear. Capaciously sized, with an abundance of built-in storage, this room is currently used as a children's playroom but could also make a fabulous formal sitting room.





SLEEP TIGHT

Ascend the glass and oak staircase to the lovely, light-filled landing. To the front, discover a large double bedroom with far-reaching views. Overlooking the garden to the rear, a second double awaits, spacious and serene.

Serving these bedrooms is the family bathroom with bath and separate shower. The next bedroom is currently fitted as a dressing room.

Across the landing, the guest room is beautifully decorated, and features a vaulted ceiling, two windows to the front and a luxurious en suite shower room.



SWEET DREAMS

A sanctuary of sleep, the principal suite is vast, with a double height ceiling sprinkled with skylights adding a light and airy ambience. With plenty of space for a super-king-size bed, French doors open to the Juliet balcony, where elevated and private views over the garden await.

Relax and unwind in the sumptuous en suite, where marble tiled flooring extends underfoot, and a double ended freestanding bath basks in light beneath a high skylight above. Twin wash basins, a lavatory and large mirrored cabinets also feature alongside a separate, substantially sized shower.



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WORK, REST, AND PLAY

Wide terraces offer ample space for relaxation and entertaining out in the private rear garden, with steps leading up to a wide lawned area. Perfect for children, there is plenty of scope for a kickabout on the lawn, whilst the high hedging to the sides and rear ensures privacy.

The garden also features a large bespoke outbuilding with high vaulted ceiling, currently used as a gym and home office, with space to relax by the electric, log-burning effect stove.

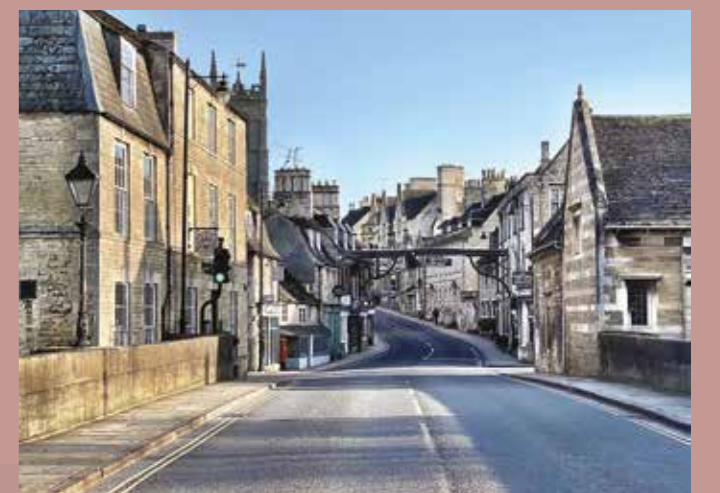


FIELD VIEW

THE FINER DETAILS

- Freehold
- Detached
- Constructed 1960s
- Plot approx. 0.27 acre
- Electric, remote controlled garage doors
- Double glazing
- Gas central heating
- Mains services; gas, electric, water and sewage
- Fibre optic broadband
- East Northants Council, tax band G
- EPC rating C

- Ground Floor: approx. 195.7 sq. metres (2106.1 sq. feet)
- First Floor: approx. 140.0 sq. metres (1507.2 sq. feet)
- Outbuilding: approx. 46.8 sq. metres (504.3 sq. feet)
- Total area: approx. 382.5 sq. metres (4117.6 sq. feet)



OUT AND ABOUT

Easton on the Hill is a popular rural village on the cusp of the market town of Stamford. With walks in all directions, why not meander across the country footpaths to peruse the independent boutique shops, market stalls, cafes, restaurants, bars, and leisure facilities.

The welcoming and community strong village itself has the attractive 12th century All Saints

church as focal point, whilst the thriving village hall is a Victorian Grade-II listed building offering a wealth of clubs and societies art and flower arranging to yoga. There's also a handy Post Office with local store, village pub and restaurant. With education in mind, there is a nursery in the village and a superb selection of state and independent schools in Stamford and the surrounding area.

LOCAL DISTANCES

- Stamford**
2.5 miles (7 minutes)
- Uppingham**
11 miles (19 minutes)
- Oakham**
12.2 miles (18 minutes)
- Peterborough Railway Station**
15 miles (22 minutes)

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