



MOORSIDE

———— EASTON ON THE HILL ————



Nestled within a private enclave in the charming village of Easton on the Hill lies a contemporary, three-bedroom, stone built home. Elegantly crafted in 2015, Moorside sits in The Nook, a quiet cul-de-sac, and epitomises luxury living in every element of its design.

Shielded by stone walls and sitting behind electric, wooden gates, pull up on the gravel driveway ahead of the detached, oak-framed garage before making your way to the front door.





DESIGNED WITH DISTINCTION

Stepping inside, classic parquet flooring runs throughout the ground floor, warmed by underfloor heating ensuring a warm welcome home. Blending contemporary aesthetics and timeless elegance, the sitting room beckons you in with its striking woodburner that becomes the focal point in the winter months. French doors open onto the secluded courtyard garden, offering a seamless transition between indoor and outdoor living in the summer.

Modern design meets functionality in the heart of the home, the kitchen dining room. A central island beckons guests to gather round, while appliances including a built-in dishwasher, built-in fridge and freezer, a bank of ovens and a wine cooler cater to every culinary need.



FLEXIBLE SPACES

The adjoining laundry room and stylish bathroom with a clawfoot, rolltop bathtub add a touch of indulgence to the ground floor.

The final reception room to discover is a spacious boot room, recently fitted with bespoke cabinetry, and complemented by a store room adjacent to here. Previously used as a snug and shower room respectively, with a double bedroom above – currently used as a home office - this end of the home could very well lend itself to being used as a self-contained annexe, complete with its own access to the courtyard.





SOAK AND SLEEP

Moorside has two further bedrooms to discover. Accessed via the main staircase, both bedrooms benefit from ample built-in storage. The first also boasts a built-in TV, and charming views of the courtyard garden. A luxuriously fitted wet room shower room serves both bedrooms.



SECLUDED SANCTUARY

The sunny, walled courtyard garden provides a serene haven, perfect for enjoying a morning coffee or unwinding at the end of the day.



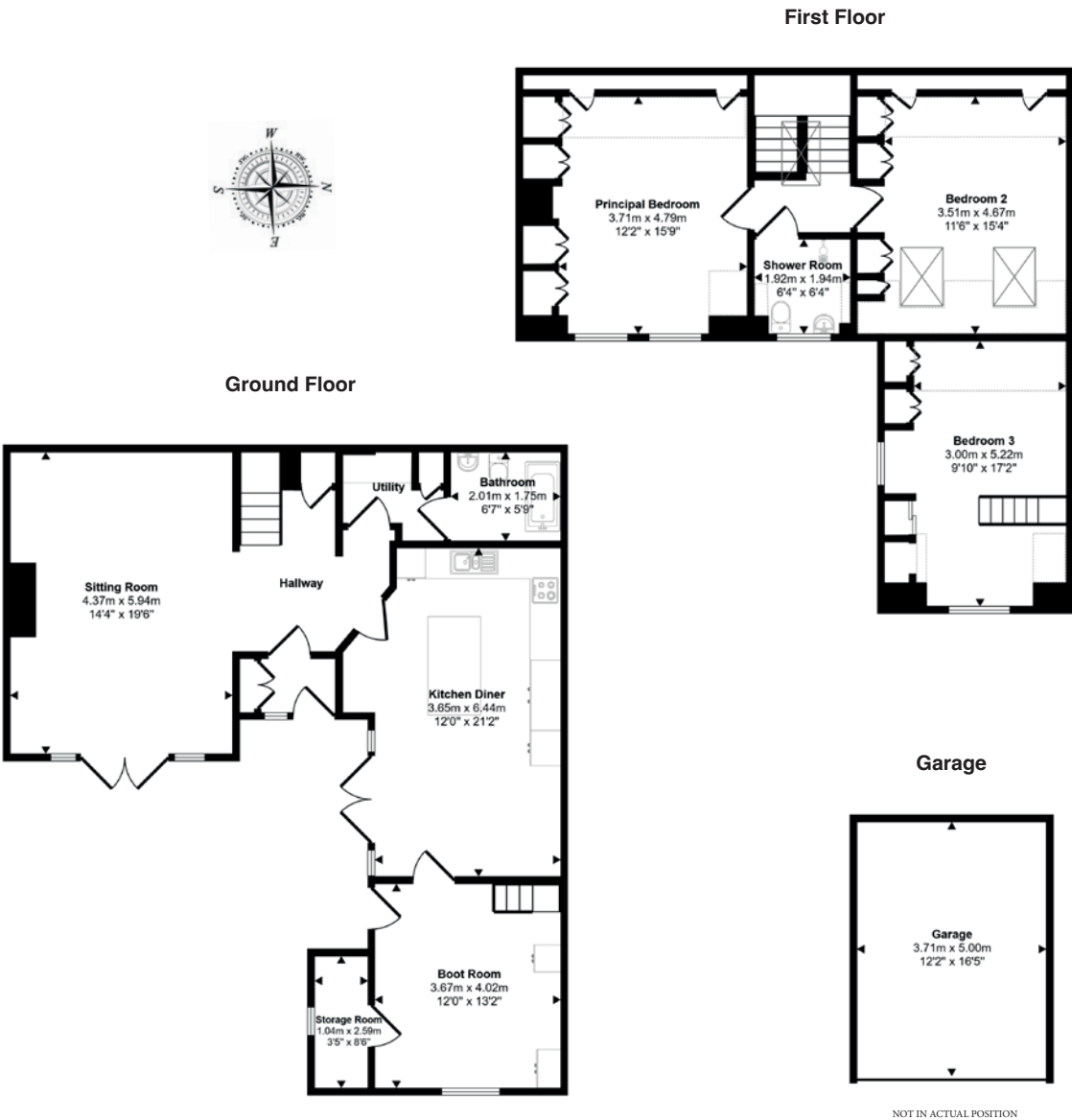
THE FINER DETAILS

Freehold
Detached
Constructed 2015
North Northamptonshire Council,
tax band F
Gas central heating
Underfloor heating to ground floor
Mains electricity, water and sewage
EPC rating B
Build-Zone 10 year warranty,
valid until 3/6/2025

Ground Floor: approx. 89 sq. metres
(953 sq. feet)
First Floor: approx. 74 sq. metres
(794 sq. feet)
Total home: approx. 163 sq. metres
(1,747 sq. feet)
Garage: approx. 19 sq. metres
(200 sq. feet)



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ON YOUR DOORSTEP

Easton on the Hill is a wonderful, bustling village near Stamford – just a very short drive or a scenic river walk away, where you will find all the shops, bars and restaurants you could wish for. With two pubs, a village shop and Post Office, church and many clubs and societies, there's plenty of opportunities to meet your new neighbours and embrace the village life you've been yearning for. Rutland Water, Tallington Lakes and Fineshade Woods are all within close proximity to Easton on the Hill, so there's no excuse not to pull on your wellies or prepare your kayak for a day in the great outdoors. Local golf courses include Luffenham Heath, Rutland Water and Burghley Park Golf Club. A well-regarded village nursery takes care of the little ones, with a variety of state and independent schools within easy reach catering for older children.

Stamford Railway Station offers a one-stop link to Peterborough, which connects to London King's Cross – ideal for commuters and day-trippers alike. Extensive bus routes serve the area, linking to destinations near and far, which are also easily accessed by road via the A1. Positioned close to fantastic amenities and facilities, and yet still surrounded by the rolling Rutland countryside, Moorside grants both convenience and a peaceful, active lifestyle.

LOCAL DISTANCES

- Stamford: 2.3 miles (7 minutes)
- Uppingham: 11 miles (19 minutes)
- Oakham: 12.2 miles (18 minutes)
- Peterborough Railway Station: 15 miles (22 minutes)



10 The Nook, Easton on the Hill, Northamptonshire PE9 3ND



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