



P A D D O C K H O U S E

— P I C K W O R T H —



Set just beyond the quiet lanes of Pickworth, Paddock House is a home grounded in its surroundings, built by the current owners in 1997 and settled into just under an acre of thoughtfully designed gardens, open views and gently layered planting.



A SENSE OF ARRIVAL

Striped lawns bordered in an aromatic array of shrubs and planting sweep alongside the soft curve of the gravel driveway, which reaches up to Paddock House, where the serenity settles around the home like a comforting cloak. Lovingly landscaped over time, the uplifting garden retains a softness, with more natural elements including an array of fruit trees, where structure gives way to flow.

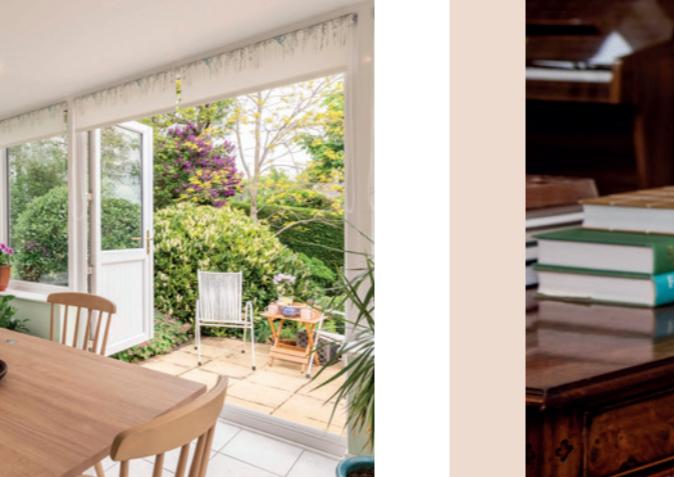


A WARM WELCOME

Stepping inside, sense the setting in the light filled entrance hallway, which somehow captures that feeling of elevation.

Leading onto the handy downstairs lavatory is a good-sized cloakroom, with plenty of space for coats and shoes.

A little beyond lies the study, a quiet space in which to work from home, with enchanting views out over the garden. The study could easily serve as a cosy snug or playroom for those with younger children, conveniently situated close to the kitchen.



WINE AND DINE

Savour the elevated view from the dining room, where large windows invite the light in, whilst framing far-reaching views out over the landscaped garden with its ripe, leafy hedging and soft country fields in the distance.

Bright and airy, the family kitchen is a fast space and light. White cabinetry affords ample storage, with all the essential appliances to hand. Large picture windows and French doors draw the garden in, whilst offering easy access out for a spot of fresh dining in the summertime.

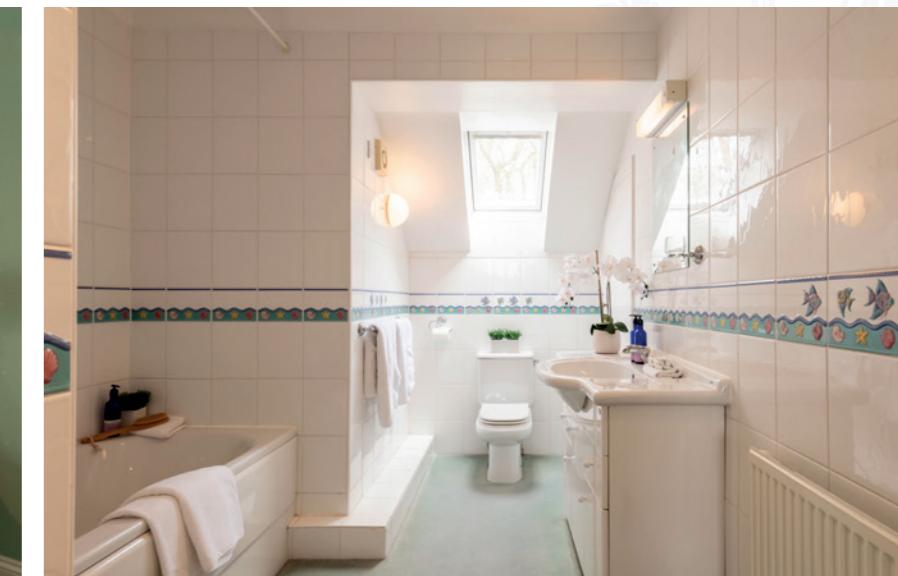
A light-filled laundry room offers further surface space, with a second sink and room for washing machine, dryer and fridge. Slip out through the side door and breathe in the aroma from the sweetly scented flower beds.



RELAX AND UNWIND

Flowing effortlessly from the kitchen, spend sunny summer days soaking up the warmth of the season from the garden room, where the boundaries blur between indoor and outdoor living, and French doors open to invite a balmy breeze in.

In winter, settle down beside the open fire in the sitting room, with its stone surround. Windows to three sides ensure a constant flow of light, keeping the countryside and garden an ever-present feature, with French doors opening to a sheltered terrace, brimming with colourful planting to its borders.



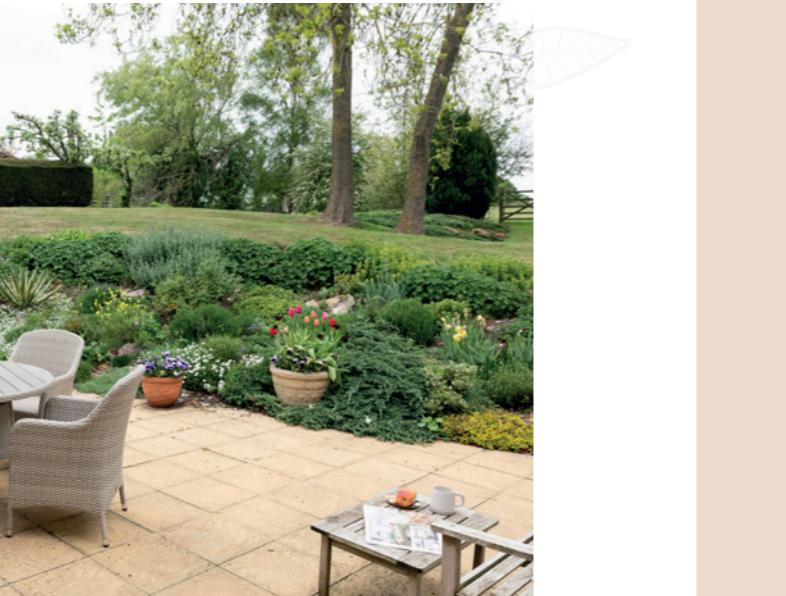
SWEET SLUMBER

Perfectly formed for a growing family, four inviting bedrooms await to the first floor, including a grandly-sized principal suite, brimming in fitted storage and served by a large en suite with bath, wash basin and lavatory.

The main family bathroom serves the remaining three bedrooms, which all offer their own unique outlook over the blissfully curated gardens at Paddock House. Each of the three guest bedrooms provides plenty of space for wardrobes and drawers, with a large walk-in closet enhancing the storage potential of the third bedroom.



8



LOWER-LEVEL LIVING

On the lower ground level, access the detached double garage - a generous space for parking and storage, with plenty of room for bikes, tools and garden equipment. Ripe with potential, this level also includes four cellar rooms providing a rare level of additional space, ideal for wine storage, workshop use, seasonal items or even a home gym or hobby area.

8



9



The garden at Paddock House unfolds in layers over more than $\frac{3}{4}$ an acre, with defined spaces and a mix of formal structure and softer, natural planting. From outside the home, an elevated terrace offers far-reaching views across the lawns and open countryside, different varieties of hedging provide privacy, shelter and shade.

Steps lead to the different areas and tiers, and a former vegetable plot now serves as a miniature wildflower 'meadow', while established fruit trees and a variety of ornamental shrubs fill the garden with seasonal colour for the family to enjoy.

Three large freshwater ponds are a haven for wildlife, easily enjoyed from one of the many seating areas, positioned to follow the sun or find shade.

What we love...

Paddock House, though built barely 30 years ago and modern by design, has a sense of having watched over the landscape for centuries. Carefully shaped, proudly maintained and deeply cherished, every corner of the garden, every view framed by a window, speaks to years of quiet attention and steady care. Ready for its next chapter, Paddock House awaits.

THE FINER DETAILS

Freehold
Detached
Constructed 1997
Plot approx. 0.79 acre
Oil central heating

Mains electricity and water
Septic tank
Rutland County Council, tax band G
EPC rating D

Ground Floor: approx. 116.7 sq. metres (1,256.1 sq. feet)
First Floor: approx. 85.7 sq. metres (922.8 sq. feet)
Basement: approx. 85.8 sq. metres (923.4 sq. feet)
Total Home: approx. 288.2 sq. metres (3,102.3 sq. feet)



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STEP OUTSIDE

Step outside and explore the scenic hamlet of Pickworth. Surrounded by stunning countryside and cited in The Domesday Book, this historic and friendly village has a strong community with the monthly service at All Saints Church a focal point.

Villagers also make use of the Call Connect bus service and local schooling is available close by with a primary school in the neighbouring village of Great Casterton, around a seven-minute drive away. A wider variety of state and independent schooling, including Stamford School, Witham Hall and Oakham School, is available in the neighbouring market towns and villages.

With recreation in mind, Woolfox Golf Course is close by, whilst there is an active local running club available to join. Rutland Water

is on your doorstep for family days out, walks and nature trails, whilst Stamford is less than 15 minutes' drive away for their vibrant mix of independent shops, cafes, restaurants, and culture.



LOCAL DISTANCES

Stamford 5 miles (12 minutes)

Witham on the Hill 6.6 miles (12 minutes)

Bourne 9.5 miles (18 minutes)

Oakham 11 miles (18 minutes)

Peterborough 21 miles (31 minutes)

Grantham 19 miles (25 minutes)



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