



ALDON HOUSE

— HANTHORPE —



Dreaming of traditional village living with all the trimmings of a country-contemporary, stone-built home? Discover the dream at Aldon House – the perfect rural refuge.

Drawing into the broad, gravelled driveway where there is ample parking, the impressive Stamford stone frontage of Aldon House is reminiscent of a bygone era. Built in 2006 and since lovingly extended, Aldon House offers a modern, contemporary home in a peaceful hamlet.



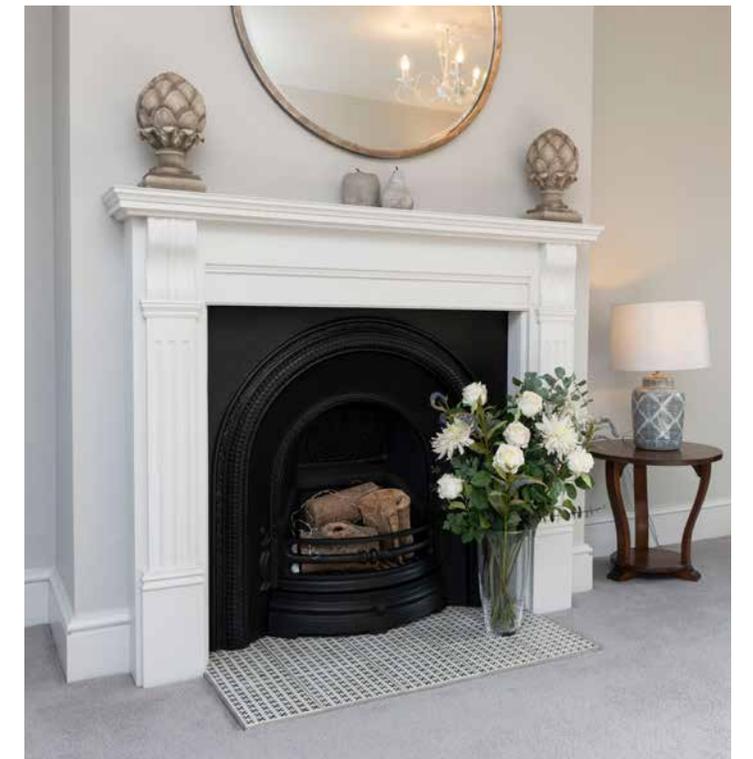
A WARM WELCOME

Creating a distinguished entrance, stately stone columns herald your arrival home, passing through the half glazed front door, into the large and airy entrance hallway. Solid oak flooring runs throughout, as the entrance hallway opens to a bright family snug, with sash window, that has potential to be a comfortable study.



The light and calm, formal sitting room lies opposite, where French doors open directly onto the terrace and provide a verdant view of the sunny, south-facing garden. The focal point of this relaxing space is a working fireplace with detailed cast iron surround. A peaceful space for restful evenings accompanied by the soft crackle and gentle warmth of an open fire.

Returning to the hallway, a cloakroom with wash basin and lavatory leads off.





BRIGHT AND AIRY FAMILY LIVING

Continue on solid oak floor into the dining area and catch your breath as you take in a bright and welcoming family room with open plan kitchen, dining and relaxed seating area.

Just off from here, storage is in abundance in the laundry room, with appliances neatly accommodated making domestic life a breeze. A door provides ease of access to the side pathway, making for swift entry and exit with muddy boots after you've made the most of the local countryside walks. A fully shelved, walk-in pantry with space for a fridge-freezer sits between the laundry room and kitchen.

With views of the walled garden through floor to ceiling windows, bi-fold doors open onto the sheltered, sunny terrace, creating a seamless transition between inside and out. A contemporary, wood-burning stove fills the corner of the room, creating a cosy feature for the darker months, balanced by natural light flow through a sizeable lantern light overhead.

Flow into the spacious, country-style kitchen with bespoke cabinetry, a double Butler sink and seven-burner gas stove.

Taking centre stage is the granite-topped kitchen island, offering additional storage and seating – the perfect place to relax with a drink as Sunday dinner roasts in the oven.





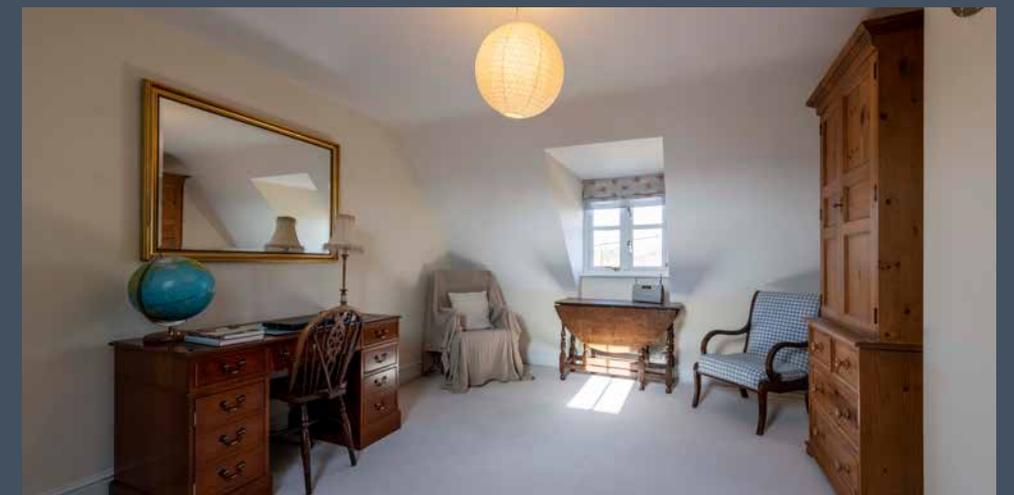
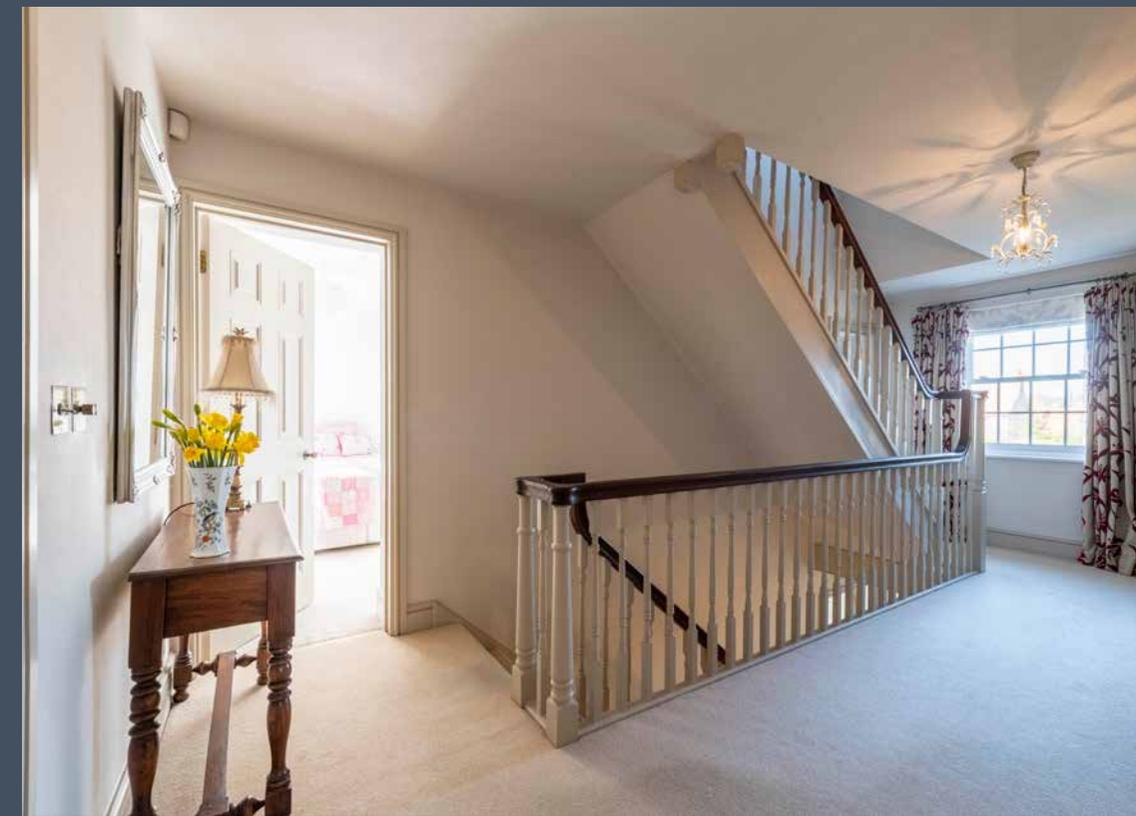
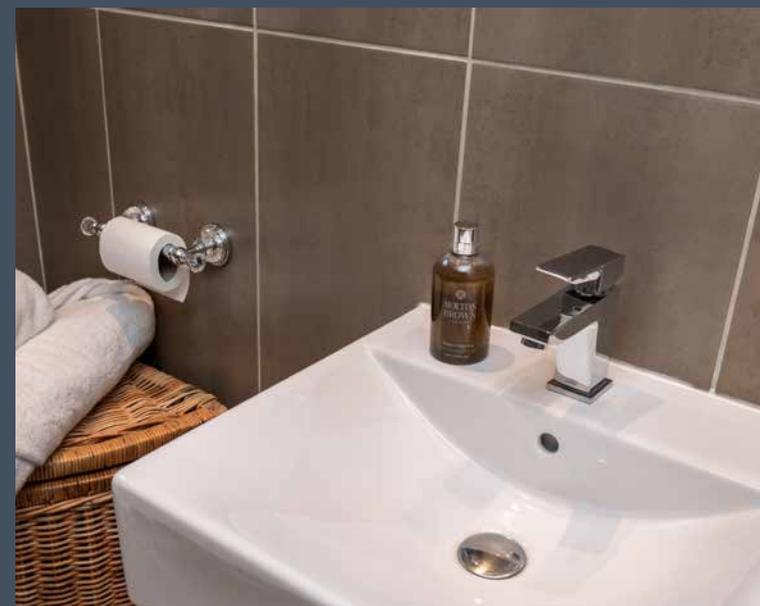
SOAK AND SLEEP

Return to the main hallway and ascend the carpeted staircase to the capacious and well-lit, first floor landing. To the right, discover a bright, double bedroom with built-in wardrobe and garden views. Another similar sized bedroom – also with built-in storage – lies to the front of the home.

Ahead lies the family bathroom. With the freestanding bath thoughtfully placed beneath the window, this space offers a restful and rejuvenating oasis to soak away the stresses of the day.

A GIFT FOR GUESTS

Next discover a sumptuous shower room. Neat and modern, it also provides en suite facilities to a generous double bedroom at the front of the house. Together, these rooms offer the perfect, self-contained guest accommodation.



REST, RECLINE AND UNWIND

Arrive in the principal suite to discover a luxurious and tranquil getaway. The vaulted ceiling and double aspect windows with garden views, create a light and peaceful room. Built-in wardrobes add to the feeling of clarity and order. The fully tiled, en suite shower room boasts a spacious and modern shower, lavatory and wash basin.

Ascend once more to the second floor landing to discover the final two double bedrooms, one currently used as a study, and the other a hobby room. Both with windows to north and south, they are filled with light and offer far-reaching countryside views. A handy lavatory with wash basin and generous, full height, under eaves storage cupboards complete the floor.



STEP OUTSIDE

The south-facing walled garden offers a private family space and room to play. Open the French doors to the sitting room and bi-fold doors to the kitchen, to allow entertaining to flow across the terrace.



What the owners love
“WE PARTICULARLY
LOVE THE BEAUTIFUL
WALKS WE CAN TAKE
FROM HOME INTO
THE LOCAL WOODS.”

THE FINER DETAILS

Freehold
Detached
Constructed 2006
Plot approx. 0.11 acre

Gas central heating
Mains electricity, water and sewage
SKDC, tax band F
EPC rating C

Ground Floor: approx. 94.2 sq. metres (1014.5 sq. feet)
First Floor: approx. 82.2 sq. metres (884.9 sq. feet)
Second Floor: approx. 45.0 sq. metres (484.1 sq. feet)
Total area: approx. 221.4 sq. metres (2383.5 sq. feet)



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NEAR & FAR

Though petite in size, the quiet hamlet of Hanthorpe offers a warm, community feel. Meet neighbours for a drink or meal in The Five Bells in nearby Morton, also home to a village shop, Post Office and fish and chip shop. The market town of Bourne is just two miles from Aldon House – browse the shops, pop into the local pubs or dine out at the selection of restaurants in the town. In the summer months, spend the day at the outdoor swimming pool within the Abbey Lawns. Leisure facilities are also in abundance at Bourne, with a sports centre, cricket club and football club.

Peaceful woodland walks can be enjoyed from the doorstep. For a little more adventure, nearby Tallington Lakes offers 205 acres of clean spring fed water to splash about in. From water skiing to wakeboarding, jet skiing to windsurfing alongside skiing, tobogganing and climbing. For keen golfers Toft Golf Club is a challenging 18 hole course just four miles away.

Two local C of E primary schools are close by in Morton and Edenham. Bourne Grammar is the local secondary school, just three miles away. There are also independent schooling options nearby including Cophill School and Stamford School.

Commuters can access the A15 in minutes, giving easy access to Grantham, Peterborough and Stamford, for rail links to London.



LOCAL INFORMATION

Bourne 3 miles (7 minutes)
Market Deeping 10 miles (20 minutes)
Stamford 14 miles (29 minutes)
Peterborough 19 miles (37 minutes)
Grantham 20 miles (34 minutes)





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