



SHERWOOD COTTAGE

LITTLE CASTERTON





Subtle and unassuming, Sherwood Cottage has undergone a transformation to elevate it from its 1960s origins into a contemporary family home. Set back from the road behind estate fencing, the home is deceptively spacious, finished to a beautiful standard and with a wonderful garden and peaceful countryside views.

Extended and remodelled by the current owners in recent years, Sherwood Cottage offers an exceptional blend of thoughtful design, stylish interiors and wonderfully sociable living space.



OPEN PLAN LIVING

At the heart of the home is a spectacular open-plan entertaining area, beautifully arranged to bring together living, dining and kitchen spaces in one light-filled setting. Flooded with natural daylight, the living area features a striking roof lantern above, a picture window framing delightful garden views, and bifold doors opening directly onto the terrace and garden beyond. A woodburning stove adds warmth and character, while elegant herringbone flooring enhances the sense of quality and flow throughout.

The space continues effortlessly into the dining area, ideal for both everyday family life and entertaining on a larger scale, before opening into the beautifully appointed kitchen. Designed and fitted by Intone Design of Oundle, the kitchen is both stylish and practical, with a central island providing bar stool seating and additional storage, extensive cabinetry including an impressive larder cupboard, a sink with Quooker hot water tap, induction hob, twin dishwashers, a bank of ovens and a built-in fridge. A second lantern rooflight and a further picture window with window seat create yet another inviting place from which to enjoy views of the garden. A spacious laundry room sits alongside, keeping household tasks neatly tucked away.

Further enhancing the entertaining credentials of the home is an elegant bar area, complete with illuminated bespoke-built cabinetry, sink and drinks fridge.





SOAK AND SLEEP

Sherwood Cottage offers flexible accommodation with four bedrooms arranged across two floors. On the ground floor are two bedrooms, ideal for guests, family members or adaptable use depending on individual needs. The first, a generous double bedroom, has a large window overlooking the front and an en suite shower room, while the other smaller bedroom could also make an excellent home office. A family bathroom serves this part of the home.





The elegant and stylish décor continues on the first floor where two further double bedrooms enjoy spectacular views across the garden and surrounding countryside. Both benefit from fitted wardrobes, while the principal bedroom is complemented by a luxurious en suite shower room.





GLORIOUS GARDENS

The garden at Sherwood Cottage is a particularly special feature of the home. A broad terrace stretches across the width of the home, creating the perfect setting for al fresco dining and outdoor entertaining. Beyond lies a generous expanse of lawn, while at the far end of the garden a stone wall with gated access opens directly onto the village cricket field – a rare and charming backdrop to this beautifully presented home.



THE FINER DETAILS

Freehold
Detached
Originally built 1960s, fully remodelled and extended 2023
Conservation area

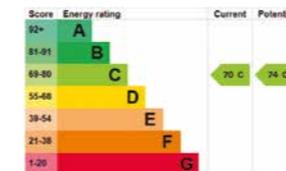
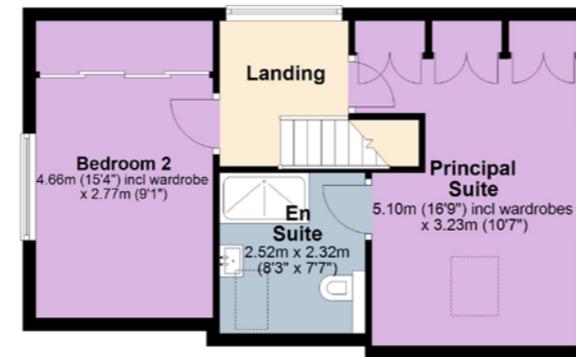
Plot approx. 0.17 acre
Oil central heating
Mains electricity, water and sewage
Rutland County Council, tax band D
EPC rating C

Ground Floor: approx. 134 sq. metres (1,442 sq. feet)
First Floor: approx. 41.6 sq. metres (448.1 sq. feet)
Total: approx. 175.6 sq. metres (1,890.1 sq. feet)

Ground Floor



First Floor



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ON YOUR DOORSTEP

Step outside to discover the network of footpaths nearby, offering scenic countryside walks and connecting the village to nearby Ryhall, Tolethorpe and Stamford along the River Gwash Valley.

Home to one of Rutland's smallest churches, All Saint's, the other notable community establishment in the village is Tolethorpe Park Cricket Club, playing friendly matches – listen out for the sound of bat on ball, heralding the start of warm summer days!

In nearby Great Casterton, the village pubs The Crown serves food and a selection of real ales. Other amenities available include a vet's surgery and Stamford Garden Centre, tucked away on the edge of the village with its own butchers and restaurant.

Families are well served with Great Casterton primary school and Casterton College both nearby, while independent schooling options are available in Stamford, Oakham, Uppingham and Witham on the Hill.

Stamford itself is only a few minutes' drive away; this thriving market town is abuzz with independent shops, restaurants, cafes, thriving Arts Centre and a weekly market. With easy access to the A1 and Stamford's rail links to Peterborough and onward to London's Kings Cross, Sherwood Cottage is also ideal for those looking to commute.

LOCAL DISTANCES

- Stamford 2.2 miles (6 minutes)
- Witham on the Hill 6.6 miles (12 minutes)
- Bourne 9.6 miles (17 minutes)
- Oakham 12 miles (18 minutes)
- Peterborough 17 miles (24 minutes)



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