



# ROBINSWOOD

DUDDINGTON

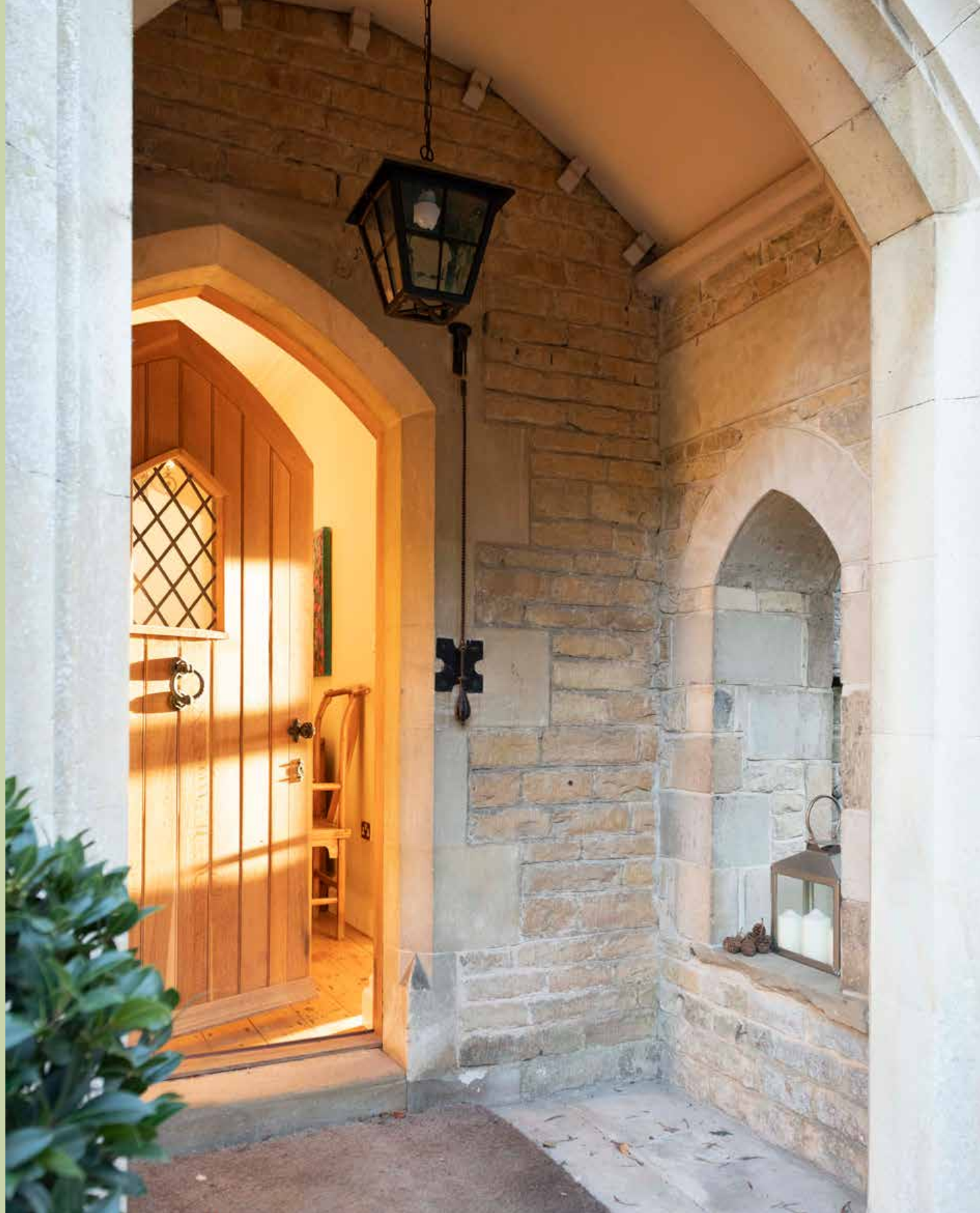




Discover Robinswood, a beautiful Victorian former Vicarage, situated on the edge of the pretty conservation village of Duddington. Built in 1876 of local limestone under a Collyweston slate roof, this impressive residence is a large well-proportioned eight bedroom family home split over three floors. Robinswood enjoys open countryside views to the south and west and sits centrally within a plot of approximately one acre.







# Imposing and Impressive

Gloriously ornate antique wrought iron gates, handily upgraded to open electronically and featuring an intercom system, welcome you to a sweeping driveway edged by dry stone walling, mature shrubs and large trees - offering plenty of space for parking.

The imposing façade of Robinswood will take your breath away, with its arched stone entrance and carved parapet finials giving a hint of the home's previous life.







## Family Friendly Flow

Inside, the quality of this character-filled home exudes, with high ceilings, deep skirtings, ornate panelling and shutter flanked stone mullion windows. Carved Clipsham stone fireplaces warm all four well-proportioned reception rooms. Views over the pretty gardens and tranquil pond can be glimpsed from many aspects as you travel through a home offering Victorian grandeur and modern family practicality.

Enter through the arched oak front door to arrive in the large light-filled hallway, where stripped wooden floors lead to the oak balustrade split level staircase. This rises to the upper two levels and descends to a rear entrance, giving glorious glimpses of the peony garden whilst affording easy access to the south terrace.



Peer through the door to your right to admire the formal dining room - an elegant socialising space that exemplifies the generous proportions this home offers.







Behind the dining room, a stunning formal sitting room absorbs the garden backdrop with a huge south facing bay window and west facing double windows overlooking the pond - where better to snuggle up with a good book and a hot chocolate in front of a roaring open fire?

Across the hallway are two other equally well-proportioned reception rooms, one of which was previously the Victorian kitchen and still houses the original servant bells.





What the owner loves  
*‘Robinswood is a light, sunny, spacious home which has been a much loved family home and fantastic for entertaining’*

## Your Dream Kitchen

Journey along the inner hallway and prepare to be impressed by the magnificent kitchen and family room. Oak trusses, a vaulted ceiling and glass gable provide the backdrop to this stunning modern addition to the grandeur of this period home. Double aspect bifold doors open the corner of this spacious entertaining space onto the formal patio and manicured gardens allowing your guests to mingle inside and out with ease.







A lower dining area, bathed in light from the patio doors is just waiting for you and your loved ones to savour a relaxed family meal. The whole area is kept cosy with under floor heating and a large wood burner.

The bespoke Siematic kitchen caters to sleek and efficient modern living with double ovens, a large American style fridge freezer, integrated dishwasher, additional under counter freezer, induction hob, lava coal bbq grill and Quooker hot tap.

A long granite topped breakfast island provides plenty of space for casual dining and quick coffees.

The spacious laundry room is accessed via the upper family area. Ample storage, granite work tops and a stunning arched oak doorway framed by antique stone carvings provides a pleasant space for chores or perhaps sleeping quarters for family pets.

The kitchen and family area can also be accessed from the front of the home which accesses an inner lobby, where you will also find a contemporary tiled shower room and a boiler room.







## Sweet Slumber

Ascending the staircase to the first floor, take a glance at your garden through the double storey window, before arriving at the large bright landing which splits off into four tastefully decorated double bedrooms. Continuing the character from downstairs these rooms also have high ceilings, panelled doors and door frames, stone mullion windows and three have ornamental Ancaster stone fireplaces. An exquisite en suite shower room replete with spa style tiling, curved shower and rainfall shower head, a further family bathroom and additional WC complete this floor. Underfloor heating ensures all the bathrooms are warm under foot.











The accommodation continues as you ascend to the second floor where a further four light, bright rooms with vaulted ceilings await. With its own bathroom and heating system this floor would make perfect guest accommodation or perhaps a teenage retreat with their own study and sitting/games room.







# A Natural Haven

Robinswood's landscaped grounds with mature trees and shrubs screening the periphery provides privacy and seclusion. Wander around the walled pond, where you can sit and watch the wind rustling through the established trees or feed the Koi fish from the grassy bank.







The bifold doors in the atrium entice you to step onto a paved terrace with Yorkstone steps to a gravel pathway which divides the formal garden into lavender and rose beds, formal lawns, smart hedging and a mini orchard.





The garden unfolds as you explore, with numerous seating areas designed to take advantage of the sun. A fantastic open lawn for the children to play or picnic on is bordered by an array of trees and shrubbery. Adjacent to this you will discover the coach house - which offers exciting potential to convert to further accommodation, subject to planning.

To the south elevation you will discover delightful box hedging forming a weaving gravel path enclosing the peony garden. Why not take a turn around these unique grounds so you can fully appreciate the scope of this superb outdoor haven?



# On Your Doorstep

Duddington - an historic village nestled on the banks of the River Welland – is steeped in character and charm, echoing the nearby Georgian town of Stamford, which lies just 4 miles away and offers a huge array of independent shops, restaurants, coffee shops and wine bars. The equally delightful market towns of Oakham and Uppingham are also nearby.

One of the earliest conservation villages, Duddington boasts an arched medieval bridge, 12th century church, 17th century water mill and picturesque limestone cottages. With Fineshade Wood and the Jurassic Way footpath on your doorstep you can explore the ever changing landscape to your heart’s content.

Adventurous types can take a trip to the fabulous outdoor activity facilities at Rutland Water when they are not playing a round of golf at Burghley Park.

For day to day necessities visit the community shop in Collyweston, the store and post office in Easton on the Hill or get to know your neighbours in Duddington’s friendly Royal Oak pub.

Nearby you will find a wide choice of excellent schools such as Ketton C of E Primary, Kings Cliffe Endowed Primary and Uppingham Community College With independent schooling in mind Witham Hall Prep, Brooke Priory, Stamford Endowed Schools, Uppingham, Oakham and Oundle Schools offer day and boarding facilities.

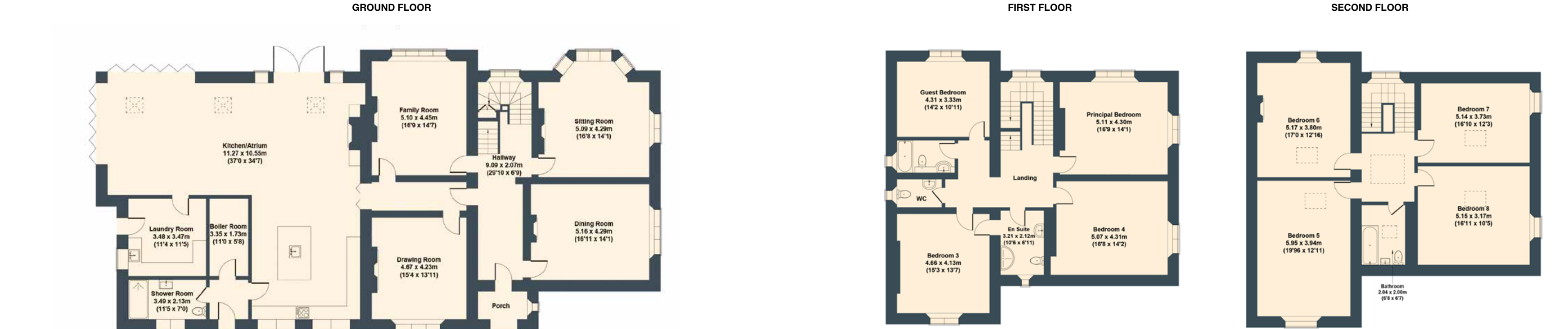
Duddington is well connected with the A43 providing a quick route to Stamford and Corby while the A47 cuts across country to Peterborough, Uppingham and Leicester. Regular fast trains run from Corby and Peterborough direct into either London St Pancras or King’s Cross allowing a straightforward commute.



## Local Information

Stamford 4 miles (9 minutes)  
Uppingham 9 miles (13 minutes)  
Corby 11 miles (18 minutes)  
Peterborough 14 miles (20 minutes)  
Leicester 27 miles (45 minutes)



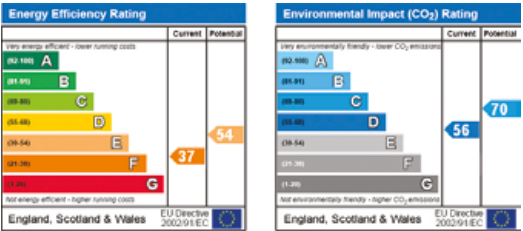
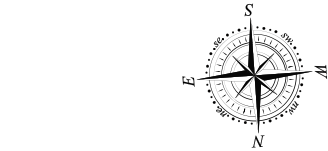
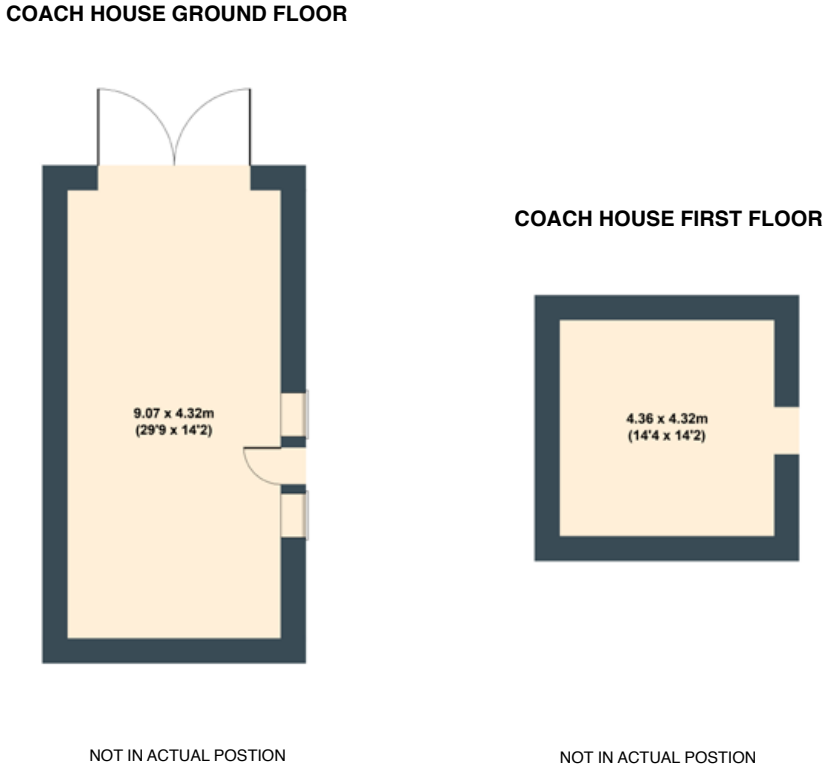
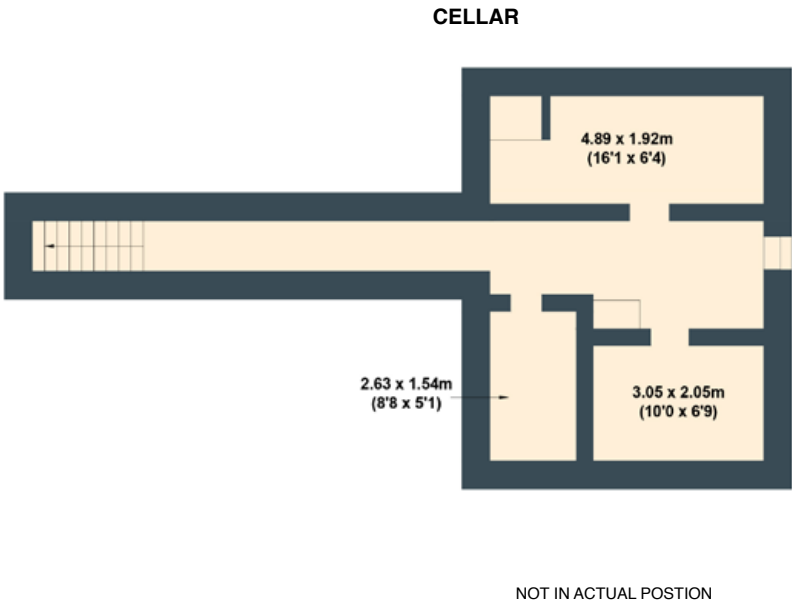


Finer Details

Freehold  
Constructed in 1876  
Set in approx. one acre  
Septic tank  
Calor gas tank  
East Northamptonshire County Council, tax band H,  
£3697.74 (2020/21)  
EPC rating D

Ground Floor – approx. 230.82sq. metres (2485sq. feet)  
First Floor – approx. 105.09sq. metres (1131sq. feet)  
Second Floor – approx. 105.09sq. metres (1131sq. feet)  
Total Main House - approx. 441.00sq. metres (4747sq. feet)  
Coach House GF – approx. 39.18sq. metres (421.73sq. feet)  
Coach House FF – approx. 18.84sq. metres (202.79sq. feet)

Pelham James use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. No person in the employment of Pelham James has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.







Robinswood, Stamford Road, Duddington PE9 3QB



To view please call the team on

01780 437 360 | [team@pelhamjames.co.uk](mailto:team@pelhamjames.co.uk) | [pelhamjames.co.uk](http://pelhamjames.co.uk)