



# MEADOW VIEW

STAMFORD



## WELCOME TO MEADOW VIEW

Proudly elevated on Wothorpe Road stands Meadow View – named for its proximity to Stamford's picturesque Meadows along the banks of the scenic River Welland.

With the shops and amenities of the town centre a mere three minutes' walk from the front door, this striking four bedroom, detached property offers a rare opportunity to secure a stunning, contemporary family home with generous private parking and a glorious garden in the very heart of the historic town.



### What the owners love...

*“We will take with us many great memories of entertaining both in the house and in the garden. We are constantly told how lucky we are to have so much room plus the garden and private parking.”*



## CHARMING SPACE

Arriving at the front of the property, you'll notice at once that the external walls have been newly rendered and the double glazed windows recently replaced to give Meadow View a smart and well turned out finish - setting the scene perfectly for the beautifully curated interior.

The characterful entrance hallway is spacious and filled with charm; fans of iconic interior design will recognise the bold Frutto Proibito wallpaper by designers Cole & Son.

The classic oak floorboards here extend throughout the ground floor creating a lovely flow and a log burning stove ensures a warm welcome on chilly days.

Off to the left of the hallway is the drawing room with its comfortable seating area. A highly adaptable space which could easily become an office base for home working.



## HOSPITALITY AT THE HEART

Turn right through the stylish glass doors to discover a superb open plan kitchen diner with family room. The current owners operate an exclusive five star bed and breakfast business from Meadow View and the handmade Shortland kitchen has been ergonomically planned to make entertaining an absolute pleasure. The hand crafted Shaker style cabinetry is freshly painted in a subtle combination of Chalk White and Calke Green by Farrow & Ball and you'll find an integrated dishwasher, fridge freezer and a plethora of useful storage cleverly concealed within.

Worktops are in timeless, classic granite including the charming circular island where your guests will naturally gather for drinks before taking their seats in the elegant dining area beyond. Using the gas powered Aga will be a timesaver during busy weeks and a joy while cooking for friends and family at the weekends. And the morning after the dinner party? The sunny family room is the perfect spot to relax and browse the newspapers with a leisurely coffee.



### *What we love about Meadow View...*

*“It’s such a pleasure to discover a family home in such immaculately presented condition and rarer still for that property to be within three minutes of the town centre. Meadow View could be reinvented in any number of ways whether for a couple working from home or a larger extended family.”*



Beyond the family room is the practical utility area for housing laundry facilities, ironing kit, coats, shoes, muddy boots and even wet dogs. A stable door leads directly outside onto the private, gated driveway with plenty of room for two cars – a real rarity for a property so close to the town centre. There is also the option to purchase an annual permit for a third parking space in the allocated bays just yards away.





## FLEXIBLE LIVING

Exploring the other side of the home you'll enter the garden room and snug - another duo of highly adaptable open plan rooms. The snug is currently used as a TV room but perhaps you'll prefer to repurpose it as a games room, study or den?

The garden room is truly enticing all year round with a contemporary woodburning stove set into an exposed feature wall which contrasts beautifully with the lively cobalt blue used in the rest of the room. Cosy in the cooler months, in spring and summer you'll throw open the double patio doors to make the most of the outdoors.



Meadow View, Stamford



## RECLINE, RELAX AND DINE

Step outside for the best surprise yet – the enchanting garden. Screened and completely private, landscaped pathways surround a lawned area and mature borders filled with manicured evergreen shrubs, ferns, hydrangeas and lavender to soothe your senses after a long day.

This haven of calm is bathed in sunshine from spring until autumn meaning alfresco dining on the patio is always a delight. If the weather doesn't comply, simply serve lunch in the sophisticated and fully insulated summer house which could easily morph into a studio or music room for even more flexible living space.

A covered space protects bikes, scooters or skateboards and has access directly to the pavement.

Meadow View, Stamford







Four further bright and spacious bedrooms have each been immaculately decorated, and fitted with smart solid oak wardrobes to maximise space and storage. Each bedroom also has its own chic en suite facilities, refitted in a boutique hotel style and giving their occupants the luxury of privacy every day. The additional shower room on the landing will prove so useful when you find yourself with a full house and the laundry room to keep towels, linen, bedding and cleaning products in order is a blessing.

The current owners successfully applied for planning permission to add a third storey to the property. Architect's plans for an expansive new principal suite with bedroom, dressing room and en suite bathroom are generously included in the sale and are applicable for a further four years.



## MORE TO DISCOVER

Back inside you'll reach the first floor via the staircase with its chic glass and chrome banister. The stately full height windows with their views across the town ensure the current principal bedroom is filled with plenty of natural daylight. It's easy to picture yourself in the newly fitted, luxurious en suite bathroom – the bath filled with bubbles to soak away the stresses of the day. If there's less time, this bathroom also has a walk in shower, hand basin and loo.



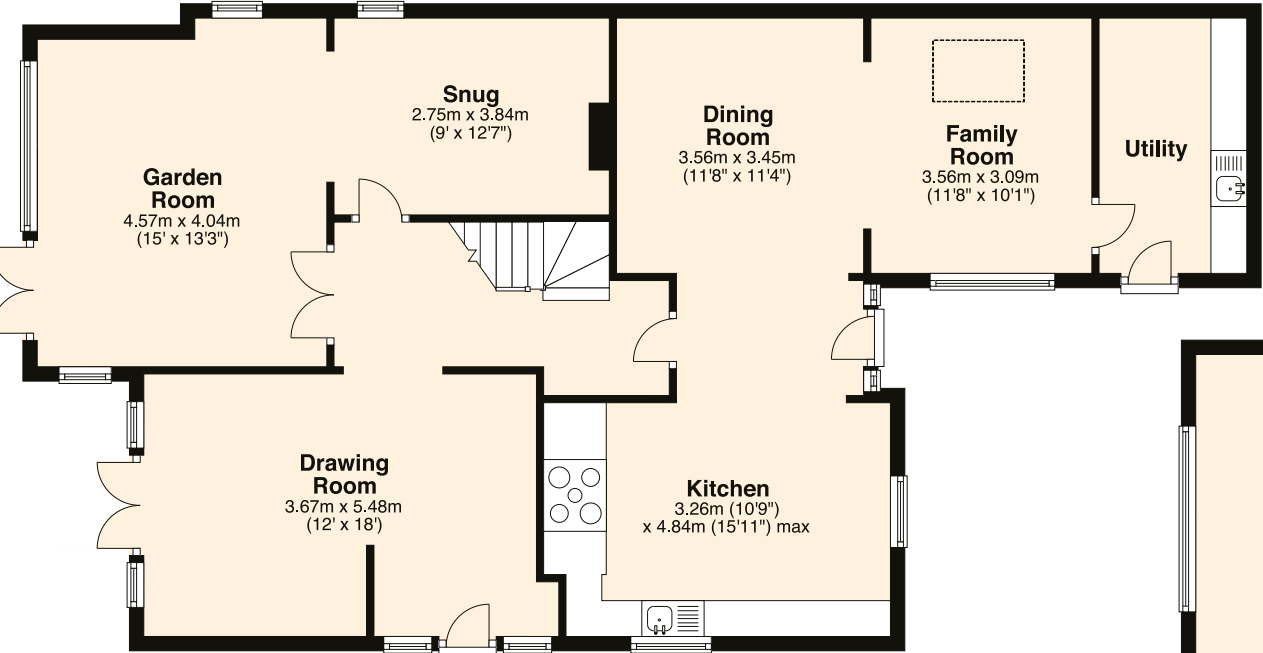


THE FINER DETAILS

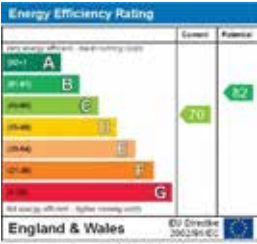
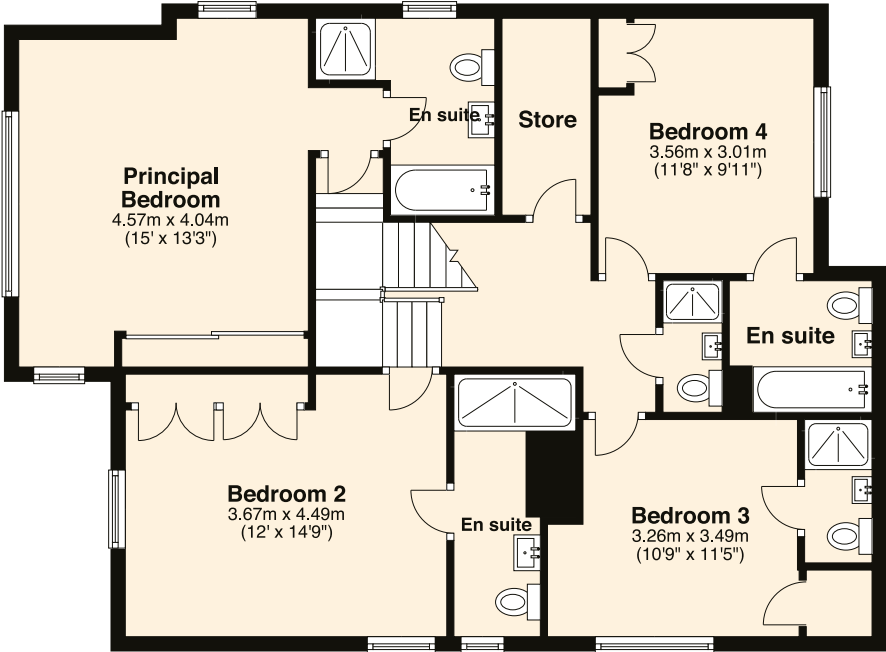
Freehold  
Conservation area  
Mains gas, water, electricity and sewage  
EPC rating C  
South Kesteven District Council, tax band F, £2511.86 (2020/21)  
SKDC, planning permission reference #S19/1372



Ground Floor



First Floor



Ground floor: approx. 113.7 sq. metres (1223.3 sq. feet)  
First floor: approx. 94.4 sq. metres (1016.4 sq. feet)  
Total area: approx. 208.1 sq. metres (2239.7 sq. feet)

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Meadow View, Stamford

OUT AND ABOUT

Regularly topping national ‘Best Place To Live’ polls, Stamford is an exquisite Georgian market town, uniquely endowed with spectacular scenery, historic charm and fantastic educational facilities. As well as useful national chains, the town centre contains a treasury of award winning independent retailers, bars, cafes and restaurants – capturing the best of modern living while preserving the history and heritage of this very special place.

An independent theatre, galleries, food and arts festivals and a vibrant Arts Centre ensure year round entertainment for all ages. The friendly, welcoming community unites in its support of the traditional market which dominates the town centre on a Friday and lends even more traditional character to the area.

For young families Stamford offers first class state and independent pre and primary schools. A choice of outstanding secondary education includes the Stamford Endowed Schools locally; plus Oakham, Uppingham and Oundle Schools all offer education for a range of ages with boarding facilities within easy access.

At the weekends why not explore the vast opportunities for amusement surrounding Stamford on foot or on two wheels? If you prefer to be on the water, you’ll cherish family days out at the internationally renowned Rutland Water Nature Reserve just a fifteen minute drive away.

Travel is easy from Stamford with the nearby Railway Station being a one-stop link to Peterborough making a commute or day trip to London King’s Cross very easy.

Stamford is a unique, attractive, convenient and immensely popular place to live, work and enjoy the good things in life.

LOCAL INFORMATION:

- Oakham 12 miles (18 minutes)
- Uppingham 12 miles (22 minutes)
- Peterborough Railway Station 13.5 miles (19 minutes)
- Grantham 23 miles (29 minutes)







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