

## RADCLIFFE HOUSE

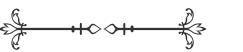
→ STAMFORD ←



How would you like to live in the heart of Stamford, a period town consistently named as one of the top 10 places to live in the country? Town and country combine at Radcliffe House, a three-year-old elegant town house built in the grand Georgian style.

Set in a conservation area and a stone's throw from the high street, and in instant reach of schools, transport links and amenities, this five-bedroom home with a separate guest suite is finished to the highest of specifications and designed for contemporary living.

Privacy and security are ensured, with electric gated access and an intercom system. Pull up and park within, or in front of the double garage.





## GEORGIAN GRANDEUR

Step up to the grand front entrance, leading through into a bright hallway. High ceilings, a feature throughout Radcliffe House, pay homage to the Regency era, a period also referenced in the architrave, high skirting and wood panelling of the hallway.

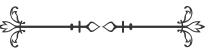
Luxurious flooring with cosy underfloor heating extends underfoot, counterbalancing the crisp white of the elegant spindle staircase up to the first floor and down to the lower ground floor.

From the hallway, take the broad door to the right to discover a sumptuous drawing room.



## RESPLENDENT RECEPTION ROOM

A local stone fireplace adds to the grandeur, whilst light from the tall, twin sash windows bring natural light into the room throughout the day making it a wonderful spot to unwind or entertain.





## AND SO TO BED...

Further along the entrance hallway is a light and spacious bedroom with three full length windows, and large adjacent bathroom.

Up the imposing panelled staircase from the entrance hallway is the first floor, emerging onto a substantially-sized landing.



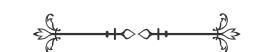
Taking the stairs up to the uppermost floor, two inviting bedrooms await...

Drinking in penthouse level views over the rooftops of Stamford, these bedrooms gaze out to the front and rear of Radcliffe House. Both comfortable double bedrooms, clad in cream carpet, high windows draw down the daylight.

Serving both bedrooms is a spacious, tiled bathroom, featuring WC, wash basin, and walk-in rainfall shower.

As you take the stairs back down to the first floor, you'll discover the rear bedroom, a bright, south-facing single room currently serving as a study, with views across the rooftops and over the courtyard below. There is a home hub system with ethernet connectivity in every room, ideal for those working from home.

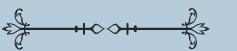
Adding further appeal to this gracious townhouse is the annexe apartment situated over the double garage. Take the staircase from the rear of the courtyard to the one-bedroom apartment, replete with bathroom and lounge area. Ideal for visiting family and friends.





## STYLISH AND SERENE

Returning to the first floor, the principal suite is a room of majestic proportions, with a trio of tall windows overlooking the beautiful rear courtyard, drawing in light and offering pretty views towards Burghley Park. So much space for an emperor bed in here. Step through into the dressing area where walk-in wardrobes add further luxury to this sumptuous suite. Double doors entice you to step into your luxury spa; pure bathroom bliss. Refresh, unwind and replenish in the king of en suites, featuring a WC, capacious-sized freestanding bathtub, separate walk-in rainfall shower, twin, wall-mounted basins. A gleaming room, bathing in light from twin, tall windows to the front.





## FEAST YOUR EYES

Descend now to the entertaining hub of the home.

A cloakroom is handy for guests, before stepping through into the high spec, open plan kitchen-diner and family area.

Tiles, warmed by underfloor heating, reflect the spotlights inset into the ceiling above. Feature pendant lights are suspended above the central island, with sea-quartz marble top. Both breakfast bar and preparation area, a circular sink with a Quooker tap is inset within the central island.

The surrounding worktops and splashbacks to the walls are also in the same sea-quartz marble, including behind the sink with grooved drainer. Inset within the unit is a designer two-drawer dishwasher. A high performance built-in oven by Wolf steals the show with its professional look and functionality. A NEFF induction hob sits beneath an extractor hood, with integrated lighting. Glossy full height units and the walk-in pantry provide plenty of storage.





## A SOCIABLE HUB

Beyond the central dining table, the room opens up into a large family area. Bifold doors open up to blend the garden and living space together as one for the ultimate summer social space.

Tucked off the family area is a handy utility room, which also boasts outside access and plenty of room for appliances.



## ON YOUR DOORSTEP

The Regency delights discovered in Radcliffe House are mirrored throughout this gorgeous Georgian town, where cobbled street charm collides with culture. Step outside to discover an historic market town regularly afforded the honour of a place in (and often topping) Britain's Best Places to Live polls. Indulge in all Stamford has to offer, from a trip to the Arts Centre, with its live shows and cinema, to shopping in one of the boutique stores or visiting independent theatres and galleries, all within just a few minutes' walk. Or why not treat your tastebuds at one of the numerous cafes, restaurants and bars in the area. There is something to everyone's taste in Stamford.

Families are ideally placed at Radcliffe House, with a selection of fine educational establishments including the Endowed Schools on your doorstep, and Oakham, Uppingham and Oundle Schools nearby.

Enjoy a walk through Burghley Park to the Elizabethan grandeur of Burghley House, or around nearby Rutland Water Nature Reserve. With everything from mini golf to adventure playgrounds, cycling and a beach on offer, fun family days out are guaranteed year-round.

Commuters couldn't be better positioned either, with Stamford's easy rail links to Peterborough and onward to London's King's Cross in just over an hour, making daily commuting a real possibility.

Enjoy the best life has to offer, from your immaculately finished, modern, Regency-feel home at Radcliffe House.



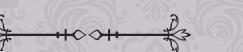
### A TRANQUIL OASIS

Beyond the bifolds, step out into the stunning, Adam Frost designed, south-facing courtyard garden. Supremely private, the attractive wall to the rear retains the sun's warmth for a Mediterranean feel. Pleasant seating areas offer opportunities to rest and admire the attractive feature olive tree and listen to the soothing sounds of the water feature.



### 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)

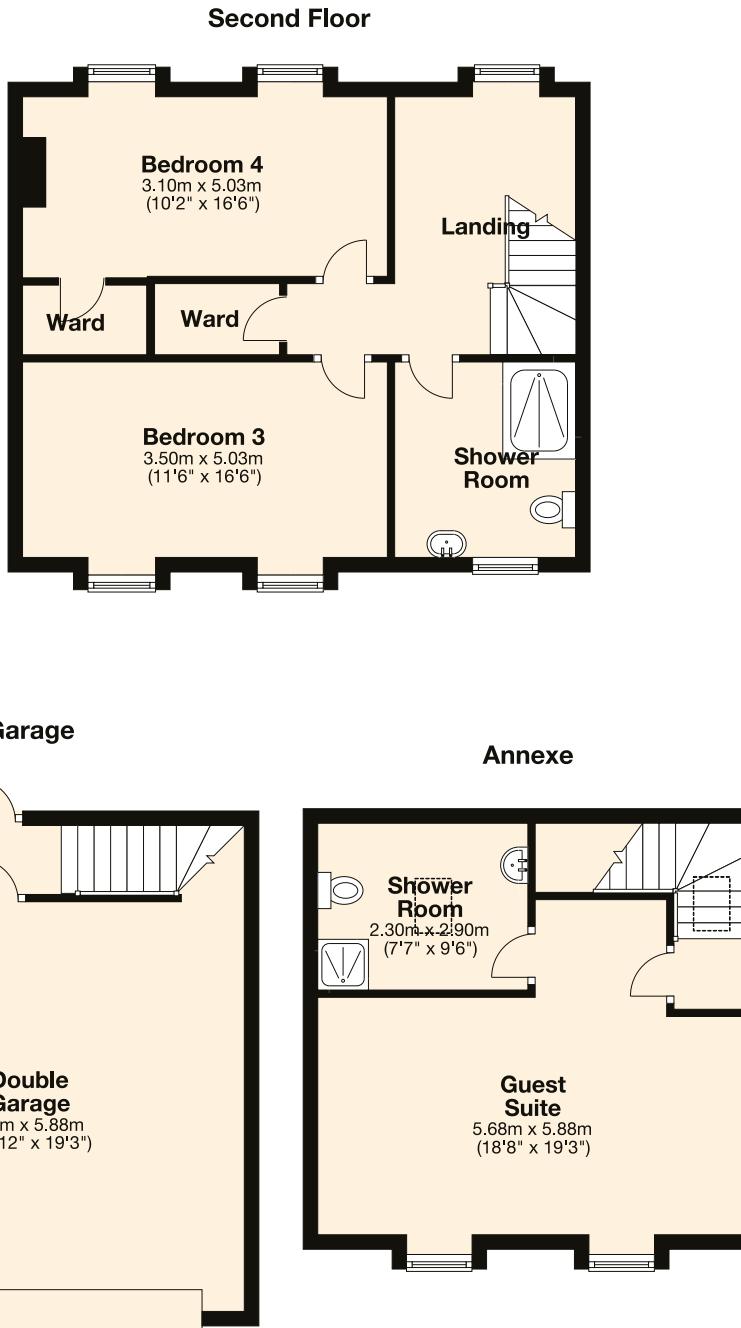
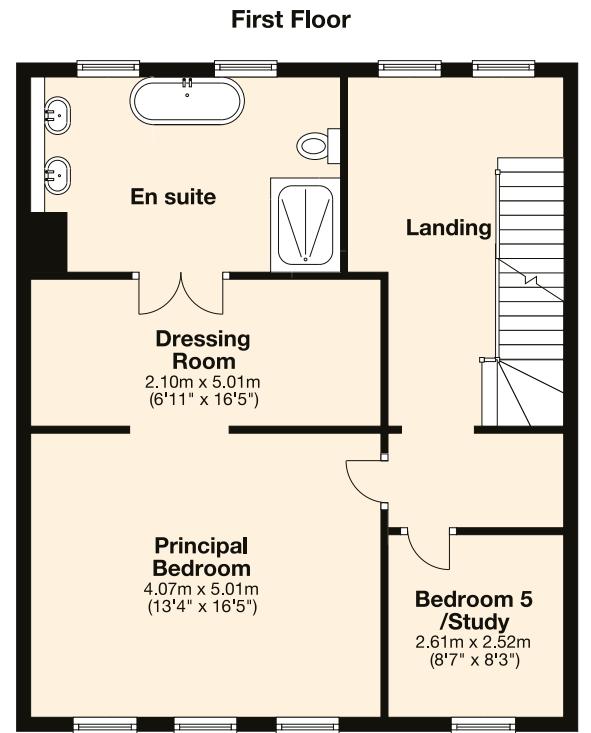
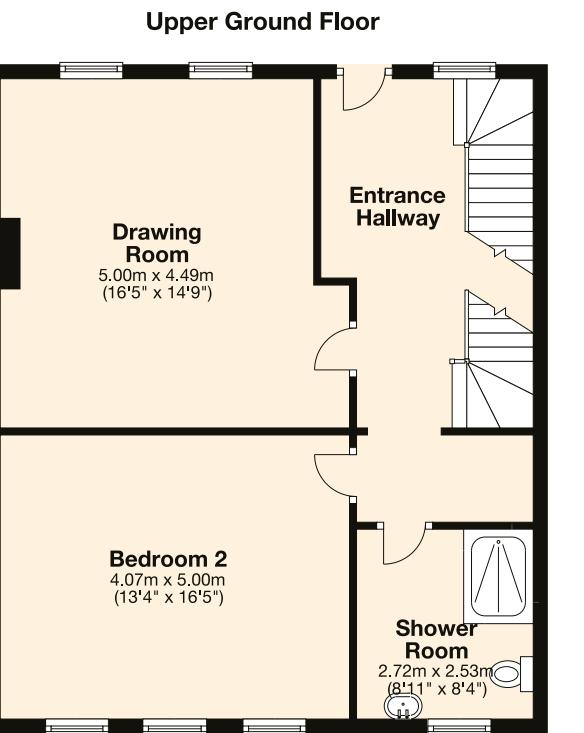
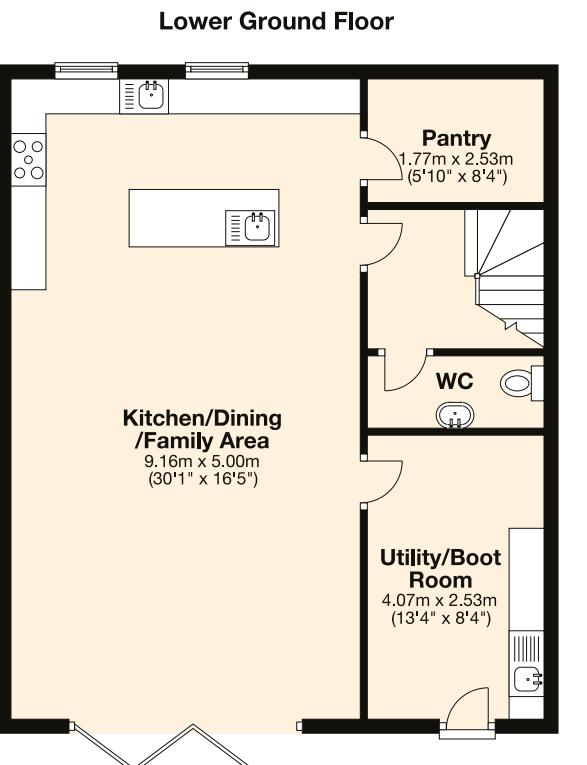
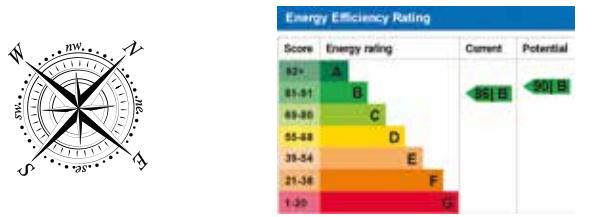


# THE FINER DETAILS

Freehold tenure  
Constructed 2017  
Gas central heating  
Mains electricity, water & sewage  
Underfloor heating to 3 floors  
Double garage with electric door

Annexe apartment  
Ethernet connectivity throughout  
Conservation area  
South Kesteven District Council,  
tax band G, £2,898.30 (2020/21)  
EPC rating B

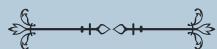
Ground Floor: approx. 69.9 sq. metres (752.7 sq. feet)  
First Floor: approx. 69.9 sq. metres (752.7 sq. feet)  
Second Floor: approx. 69.9 sq. metres (752.7 sq. feet)  
Third Floor: approx. 49.5 sq. metres (533.1 sq. feet)  
Garage: approx. 39.4 sq. metres (424.0 sq. feet)  
Annexe: approx. 37.5 sq. metres (403.4 sq. feet)  
Total area: approx. 336.2 sq. metres (3618.6 sq. feet)



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Radcliffe House, 38 St Paul's Street, Stamford PE9 2BH



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)