



A five bedroom property with an impressive plot

Hunters Lodge, Casewick, Stamford, Lincolnshire, PE9 4RX

Freehold

savills



Two reception rooms • Kitchen, Study • Two utility rooms
Boot room • Cloakroom • Five bedrooms • Four bath/
shower rooms • Double garage • Stables & Store,
Driveway parking, • 1.86 acres of land including

Situation

The property sits in a stunning rural location approx. 3.6 miles from the thriving market town of Stamford, with a variety of restaurants and boutique shops. Stamford also offers a great standard of both state and private education, including the three Stamford Endowed Schools. The A1 bypasses Stamford, whilst the train station has hourly services to Peterborough (connecting to London Kings Cross services) and Cambridge.

The Property

This beautiful single-storey home enjoys an idyllic rural setting with grounds stretching to 1.86 acres, including an immaculately landscaped garden, a paddock and private woodland. The property has been significantly improved by the current owners to create a stunning family home with a well-designed layout allowing good amounts of natural light. A particular highlight is the impressive entrance hall with dining and seating areas, a vaulted ceiling and two sets of doors leading to the terrace, making this a great space for entertaining. The home also benefits from a wealth of character features,

including an impressive inglenook fireplace with log burner, wooden beams, flooring and doors.

The accommodation extends to approx. 2689 sq ft and includes a large entrance hall with a dining area flowing through to a sitting room with a fireplace, triple aspect and doors to the terrace.

The 20 ft kitchen is a fabulous space with a vaulted ceiling, central island, beautiful stained-glass window and doors to the terrace. Beyond is a study with a glass roof, two utility rooms, a cloakroom and a boot room with side access. There are two bedrooms on this side of the house, one with en suite shower room.

The principal bedroom is on the other side and features a dual aspect with built-in wardrobes and an en suite bathroom. There are two further bedrooms on this side, one with en suite shower room, and a family bathroom.



Outside

The property is approached via a large private driveway with a circular paved area providing parking for several vehicles and access to the double garage with electric car charging point.

The front garden is paved to fit perfectly between the horseshoe shape of the driveway with a pathway leading to the wooden entrance porch.

The grounds extend to 1.86 acres and have been beautifully landscaped to include a rear lawn framed by pathways with walled pergolas, manicured hedging and spectacular climbing wisteria and clematis.

There is a spacious terrace leading directly from the house, taking full advantage of the southerly aspect.

The garden is well established with mature trees and shrubs, a paddock, stables and a private woodland area.

Services

Solar panels, heat pump central heating. Mains water with private septic tank, 1GB internet connection. Electric car charging point.

Local Authority

South Kesteven District Council Tax Band A

Tenure

Freehold

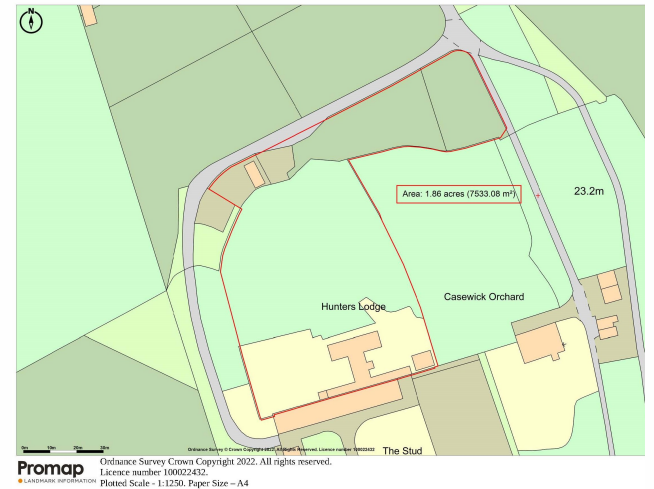
Energy Performance C Rating

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills 01780 484696





Approximate Area = 249.8 sq m / 2689 sq ft
Garage = 36.9 sq m / 397 sq ft
Outbuildings = 69.5 sq m / 748 sq ft
Total = 356.2 sq m / 3834 sq ft (Excluding Open Space)
For identification only. Not to scale.
© Fourwalls



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 297963

For identification only. Not to scale. © 060522 JA

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prepared in Fprintz by fourwalls-group.com

