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PROPERTY
AWARDS

2018
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GOLD WINNER

ESTATE AGENT
IN STAMFORD

nest
ESTATES



First Drift, Wothorpe
Stamford, PE9 3JL
Guide Price £2,100,000

SUMMARY

- Exceptional Build with a perfect mix of Traditional Exterior and Modern Comforts "EPC B"
- Accommodation extending to over 5000 SQFT with a choice of 5 Bedrooms and 5 Bathrooms
- Multiple Reception rooms including Lounge with log burner, Dining room , Cinema/Games Room
- Open Plan Area with Kitchen/Snug/Breakfast Area with Bi-Fold Doors and Sliding doors into the garden
- In/Out Driveway with Double Garage and parking for multiple cars, landscaped garden to all aspects
- Positioned in an Envidable Location, within close walking distance of Burghley and Stamford Town





Newly built "EPC B" in recent years "StrathIsla" is perched on the corner of First Drift Wothorpe in a quiet enviable location. Accommodation spreads over three floors resulting in space, versatility and style. Five Bedrooms and Five Bathrooms means you will have plenty of space for the whole family. The property itself is traditional from the outside with beautifully crafted limestone stone masonry, yet the inside adapts to modern living with all those creature comforts...The specification briefly includes air source heating with underfloor heating downstairs, modern Kitchen with Miele appliances and bi-fold doors to name a few. The accommodation comprises; Entrance Porch, Spacious Entrance Hall with Cloak room and WC, Double doors to the Open Plan Kitchen/Living/Dining Space, Double doors to the Dining Room, Double Doors to the Lounge with Feature fireplace. Downstairs also offers a useful utility room just off the open plan area. First Floor offers a landing space leading to guest room with jack and jill door to the Family Bathroom, Three further doubles all with ensuite and walk in wardrobes, Including a Main Suite with Walk in wardrobe, Dressing area and Ensuite with free standing bath and double shower. The landing also gives access to the top floor which offers an open plan L shaped room which is currently used as a cinema room/ games room. The top floor also offers a further shower room and Bedroom 5 which is not small by any means and is currently used as an office for two people with a separate sitting area. Outside the Property benefits from an In and Out drive with stone pillar access, parking for multiple cars and access to the double garage, the double garage has planning for a room above and the roof trusses are already ready for it to be converted (see potential room size above garage on the floor-plan) strath-Isla also boasts a wrap around landscaped garden with a mature hedge line to the rear and multiple patio areas for those warmer days with plenty of access in and out of the property via a mixture of sliding and bi-fold doors. Viewings strictly via appointment. An early inspection is essential to appreciate the space, standard and plot on offer. See agent notes in the online advertising for more information and photos.



Tenure: Freehold

EPC Rating: B

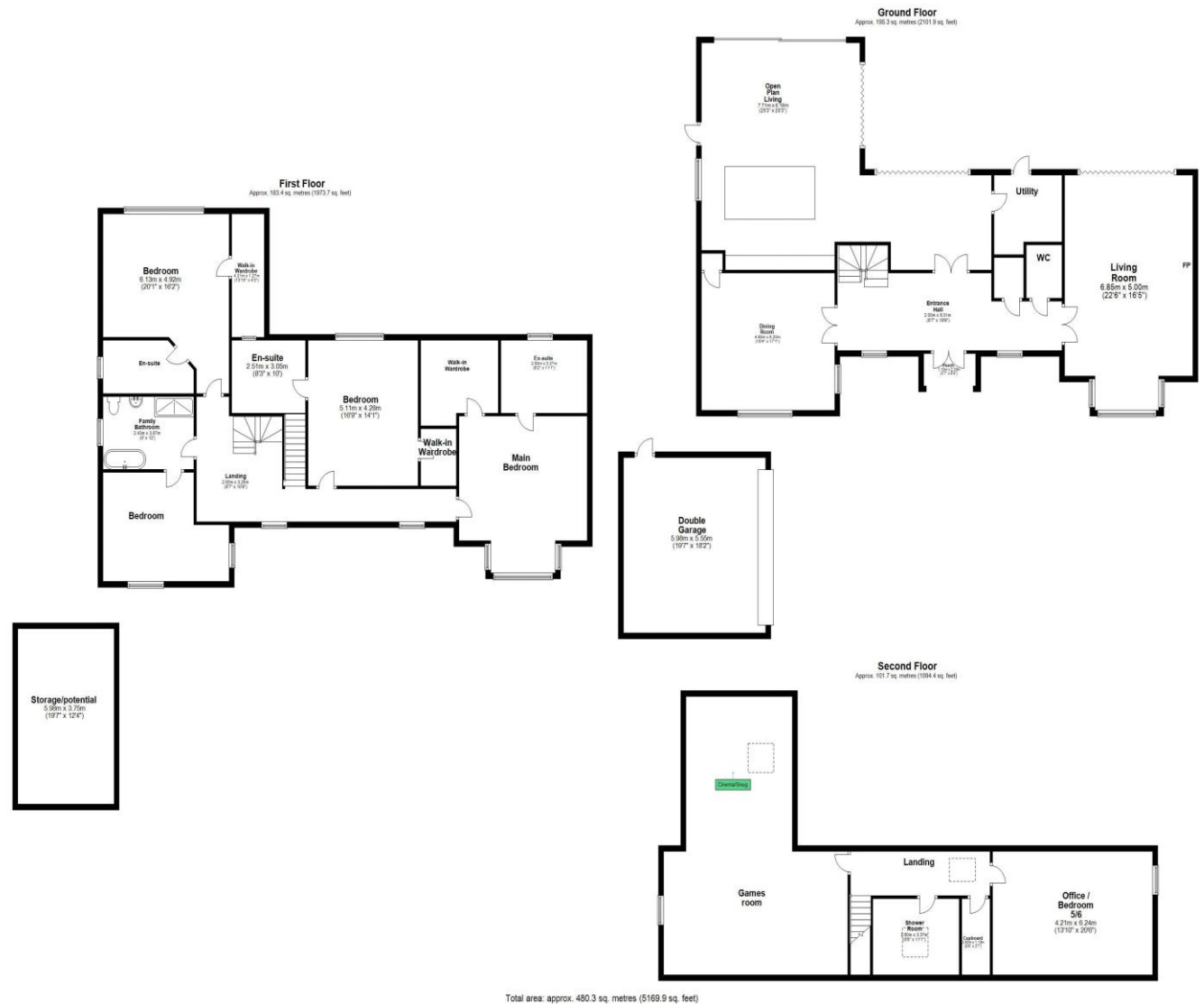
Council Tax Band: G

Local Authority: Peterborough City Council

Services: TBC

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