



SUSSEX HOUSE

— STAMFORD —

ACCESSIBLE HAVEN

Escape to the seclusion of Sussex House, a home with a rich past, dating back to the mid-Victorian era. Formerly known as Sidney House, it was named after Lady Frances Sidney, Countess of Sussex, who founded Sidney Sussex College, Cambridge in 1596. Sussex House was the farmhouse of Sidney Sussex College farm, left to the College in the early 17th century.

Lovingly extended and renovated over the years, Sussex House sits within a spacious plot of just under three quarters of an acre, swathed in mature, manicured gardens.

Pass through the five-bar gate to your horseshoe gravel driveway to the front entrance or continue along to the detached, timber coach house.



A GRAND ENTRANCE

Making your way to the front door, admire the statuette water feature on the lawn. Ahead, the name 'Sussex House' is proudly emblazoned in the glass and timber portico and transom window above the entrance.

Kick off your muddy boots in the porchway, where a handy oak bench offers a resting place, before making your way indoors onto the solid oak flooring of the entrance hallway.

Bright and inviting, light pervades throughout the broad entrance hallway.

Slip through the partially glazed doorway on the right, where oak flooring extends into the substantial study. Built-in shelving, cupboards and oak work area provide that all important storage space, with bespoke, handmade designated desk space for all the family.

Returning to the hallway, pass by the white, spindled staircase, stepping through into the hub of the home.





ROOM FOR ALL

Striking an imposing stance as you enter the drawing room is a grand inglenook fireplace, with a wood-burning stove set upon a stone hearth beneath a magnificent solid oak beam.

Sumptuously sized, light flows in through double doors from the garden room and a duo of large, deep set sash windows to the westerly side for stunning evening sunsets. The perfect place to congregate with the family, snuggle up in front of the fire in the winter or host gatherings for friends on special occasions. A versatile space, adaptable to your family's needs; practise piano or settle down to read your favourite novel.



SUNNY SPACES

Follow the light into the garden room, a verdant space, framing views out over the garden through its myriad windows and sloped glass ceiling, counterbalancing the exposed stone. Soak up the sunshine from morning 'til night, basking in views of the garden and terraces. Dine at a large table and enjoy the surrounding views of greenery as an accompaniment to your evening meal. In summertime, open the doors and let the party flow out onto the terrace.



FEAST YOUR EYES

Pass through a large opening into the contemporary kitchen, where light pours in through the roof lantern above. Dressed in a delicate duck egg blue, an array of cabinets coats the walls and curves around the central island, proffering plenty of storage for culinary essentials. White stone worktops and solid oak flooring are indicative of the sophisticated styling of Sussex House.

Enjoy casual, convivial dining at the breakfast bar, where a window frames views out to the garden, allowing you to watch the kids at play as dinner is prepared. Twin circular sinks are inset within the crisp white stone, alongside a Bosch oven, microwave and ceramic hob. Iridescent splashback tiles capture and reflect the light flowing in from multiple angles. With such a natural flow of spaces, Sussex House is the epitome of an entertaining haven.

Discover the laundry room to the rear of the home with a Belfast sink, generous cloaks cupboard and oak worktops. With easy access from the kitchen, it provides plentiful space and a pantry to store away pots and pans.





SNUGGLE UP

Discover a second sitting room, nestled off the drawing room, airy in its outlook through French doors to the garden and fields beyond. Ideal as a formal dining room, teenage den or snug, soak up the vistas and the serenity.

A secluded guest suite can be found in the north wing. The en suite shower room, tiled in a mosaic of caramel latte tones, contains waterfall shower, heated towel rail, wash basin and WC. Your suite is suffused in light with glazing to all aspects; what better way to treat your guests.

Ascend the split-level staircase, enlightened by the cascading crystal chandelier overhead.



What the owners love...

“Sussex House offers the best of the secluded countryside, whilst retaining the perks of being so close to Stamford town.”





REFRESH AND UNWIND

Seek solace and slumber in the capaciously sized principal suite, light and bright, overlooking the front garden and tinkling water feature. A dressing area, replete with built-in shoe shelving and mirrored wardrobes, precedes the en suite with solid oak flooring, heated towel rail, twin wash basins, a large walk-in shower cubicle and WC. Textured white walls gleam beneath the light flowing in through the Velux window high above.



BOUNTIFUL BEDROOMS

A double bedroom can be discovered overlooking the fountain and manicured lawns to the front of the home. Carpeted and cosy, storage is supplied by a built-in wardrobe.

From here, make your way to a twin bedroom, brimming with light. Across the landing, refresh and revive in the bathroom, replete with large walk-in shower, airing cupboard and floor to ceiling tiling. Sink into the spacious bath tub and soak away your cares. There is also a suspended vanity wash basin, heated towel rail and WC.

Through the archway on the landing, make your way to bedroom two, dressed in neutral décor, with countryside vistas as far as the eye can see. Peep through to the en suite, with shower, heated towel rail, wall mounted wash basin and WC.





SLICE OF PARADISE

Returning downstairs, step outside and explore the lush and manicured gardens that surround Sussex House. Mature trees interspersed with borders filled with planting, frame patios and terraces, providing ample seating opportunities. The dream 'hide and seek' garden, with timber climbing frame, sweeping around the home where can you spy deer, rabbits, pheasants and visiting partridges.

South-west facing, this sunny haven is the perfect entertaining space for family barbecues and summertime soirees. Cool off from the heat and take a dip in the cocktail pool, warmed by an eco-friendly air source heat pump. A detached timber coach house is designed for multiple uses; space for a trio of cars with an eco-friendly electric car charging point and perfect as an entertaining space for parties.

Grow your own produce in the raised timber beds; there is plenty of secure space for your gardening tools and equipment. Storage is second to none, with numerous timber houses, workshops and sheds all with power and lighting, dotted about the expansive garden.

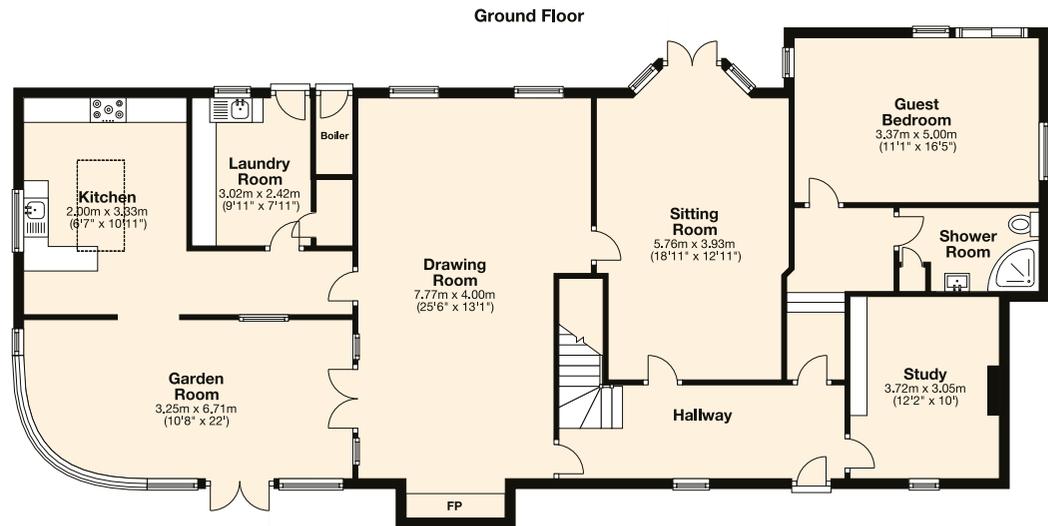
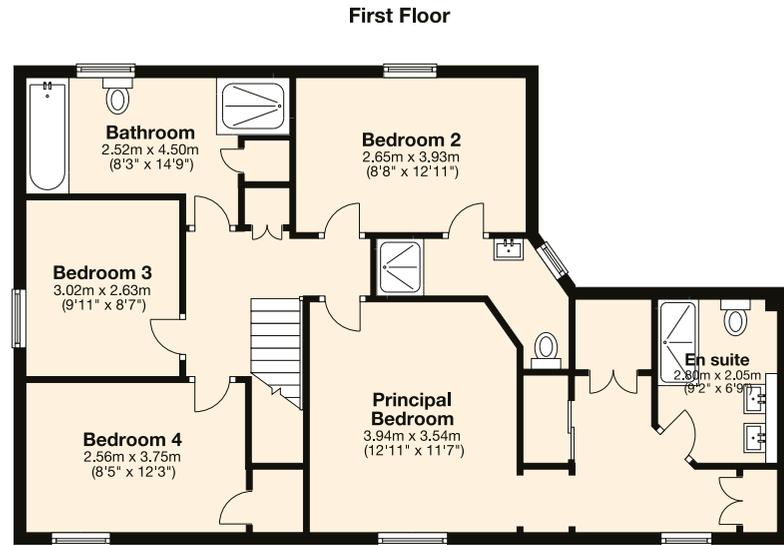
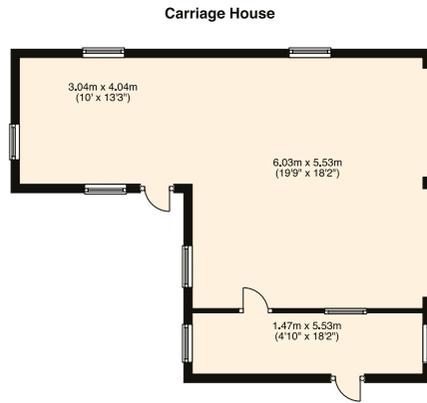
When you're not spending your days playing croquet, badminton and giant Jenga on the lawn, settle back and star gaze on the balmy summer evenings, picking out the constellations in the clear, unspoiled western night skies.



THE FINER DETAILS

Freehold
 Constructed mid 19th century
 Oil central heating
 Mains electricity and water
 Solar panels
 Septic tank
 Approx 3/4 acre
 Rutland County Council, tax band G,
 £3590.59 (2021/22)
 EPC rating D

Ground Floor: approx. 163.5 sq. metres
 (1759.6 sq. feet)
 First Floor: approx. 83.8 sq. metres
 (902.3 sq. feet)
 Carriage House: approx. 54.7 sq. metres
 (588.3 sq. feet)
 Total area: approx. 247.3 sq. metres
 (2661.9 sq. feet)



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
91-100	A		
81-90	B		
71-80	C		
61-70	D	63	75
51-60	E		
41-50	F		
1-40	G		

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OUT AND ABOUT

Sussex House is nestled on the cusp of Stamford with easy links to all the amenities of town, whilst boasting west-facing Rutland countryside views.

Regularly featured amongst the list of Britain's Best Places to Live polls, Stamford is one of England's finest Georgian towns, brimming with cobbled street charm and often favoured amongst film producers.

Soak up the culture with a trip to the Arts Centre, or the stately Elizabethan home of Burghley House. Browse in the windows of the numerous designer boutique stores along the cobbled alleyways. Or dine in one of the numerous cafes, bars or restaurants.

Families are well served by some of the finest schools in the area, with the Stamford Endowed Schools and Oakham, Uppingham and Oundle Schools all within easy reach.

Enjoy days out and fresh air at Rutland Water Nature Reserve, and indulge in all manner of activities from cycling to mini golf, fishing to sailing, or simply enjoy a picnic along the shores of the lake.

Located just off the A606, commute with ease via road or rail to Peterborough and on to London's King's Cross in just over an hour.

Local information

- Oakham** 10 miles (15 minutes)
- Uppingham** 12 miles (21 minutes)
- Peterborough Railway Station** 15 miles (20 minutes)
- Grantham** 21 miles (27 minutes)





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