



KETTON
—GRANGE—





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EFFORTLESS LUXURY FOR MODERN LIVING

As you drive onto your own private gravel driveway, a pair of elegant stone columns set beneath a curved quarter canopy entrance welcome you to Ketton Grange.

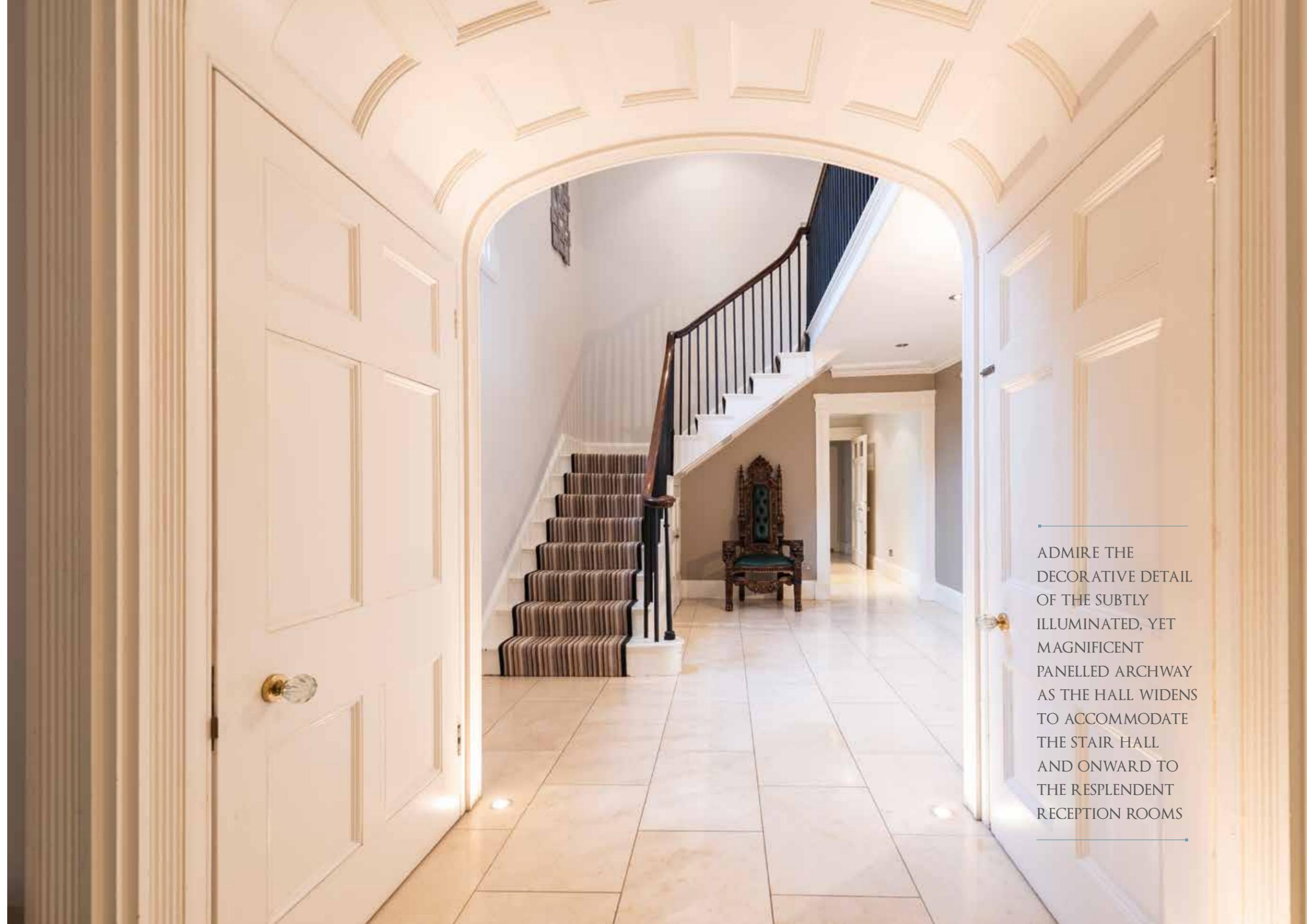


Once known as The Manor House, this grade II listed stone building was thoughtfully reconfigured some years ago to create three separate homes and Ketton Grange is positioned in the centre of the building. The beautiful and rather handsome approach hints to the home's Georgian architectural origins and history when guests would have been received in horse-drawn carriages.



Take shelter beneath the protection of the canopied entrance area, open your double front doors and enter the vestibule. Once inside you're immediately welcomed into this grand entrance hall decorated in a soothing palette of chic greys and off-whites. As you make your way through, pause to admire the decorative detail of the subtly illuminated, yet magnificent panelled archway as the hall widens to accommodate the stair hall and onward to the resplendent reception rooms.

KETTON GRANGE



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DECORATIVE DETAIL
OF THE SUBTLY
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THE RESPLENDENT
RECEPTION ROOMS



On your right is the elegant drawing room where two pairs of intricate and finely detailed French doors (framed beautifully by decorative architrave with working shutters) overlook the formal terrace garden. A handsome black marble mantelpiece takes centre stage and creates an impressive focal point.



INTRICATE AND FINELY DETAILED FRENCH DOORS OVERLOOK THE FORMAL TERRACE GARDEN



NATURAL LIGHT FLOODS IN HERE
ALL DAY LONG ALLOWING A CONSTANT
CONNECTION TO THE LOVELY GARDEN,
WHERE YOU CAN WATCH THE FAMILY PLAY
AND THE SEASONS CHANGE.



You will be enthralled by the modern conveniences and appliances in your superbly equipped kitchen. The warming, rich, dark tones of the cabinetry are teamed with chic black work surfaces and give a contemporary touch to the space, while the seating area allows the chef to still be a part of the conversation, even while cooking!



The highlight of the kitchen is the bay window with French doors that open out onto the gardens. Natural light floods in here all day long allowing a constant connection to the lovely garden, where you can watch the family play and the seasons change. As night-time falls close the shutters, light the candles and enjoy a cosy supper with your family and friends.



Next, you'll discover your own study with plenty of space to add a desk and bookcases. The room is ideally located close enough to the kitchen to feel connected with the comings and goings of busy daily life whilst provides the privacy and seclusion required to work from home or to study. The space would also make a lovely playroom or cosy snug.

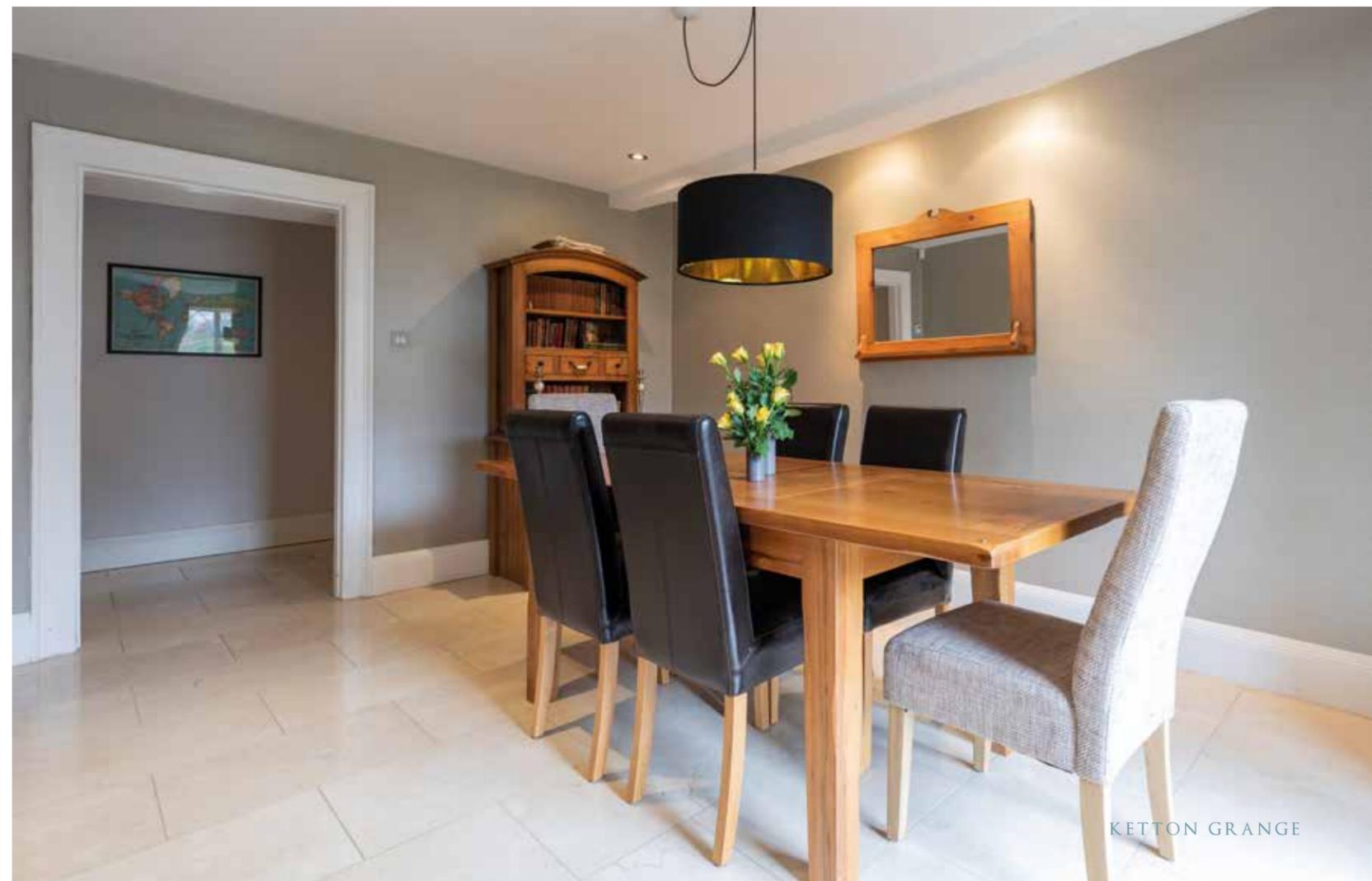
The guest's cloakroom is just before the stairs and conveniently situated near the reception rooms, kitchen and entrance hall - ideal for your guests to freshen up here on arrival.



FINE DINING

A sophisticated dining room effortlessly flows on from the kitchen and, once again, is filled with natural daylight from the south-facing terrace doors. In the summer months, serve welcome drinks on the terrace and set your dining table indoors with pretty glass and tableware to ensure your guests are guaranteed a warm welcome before dining in style.

An archway from the dining room accesses the rear hallway. At the end you'll find the laundry and boot room where an unusual arched door leads on to the front drive and allows for swift entry for discarding muddy boots and muddy paws while keeping coats, sports kit and chores out of sight!





AND SO TO BED...

The polished mahogany handrail of the fine staircase gives it a sweeping elegance, and as you reach the galleried landing a large window throws light and movement onto the space and hallway below.



WHAT WE LOVE ABOUT THE HOME...

KETTON GRANGE IS AN UPDATED HISTORICAL HOME WITH A TIMELESS MODERN INTERIOR THAT COMBINES GEORGIAN PERIOD CHARM WITH CLEAN LINES AND CONTEMPORARY TOUCHES.

THROUGHOUT THE HOUSE YOUR EYE IS CONSTANTLY DRAWN TO THE GREENERY OUTSIDE - THE HOUSE FEELS VERY SPECIAL WITH ITS MATURE TREES AND THE RIVER FLOWING PAST THE WOODS MAKES FOR A VERY RELAXING OUTLOOK.



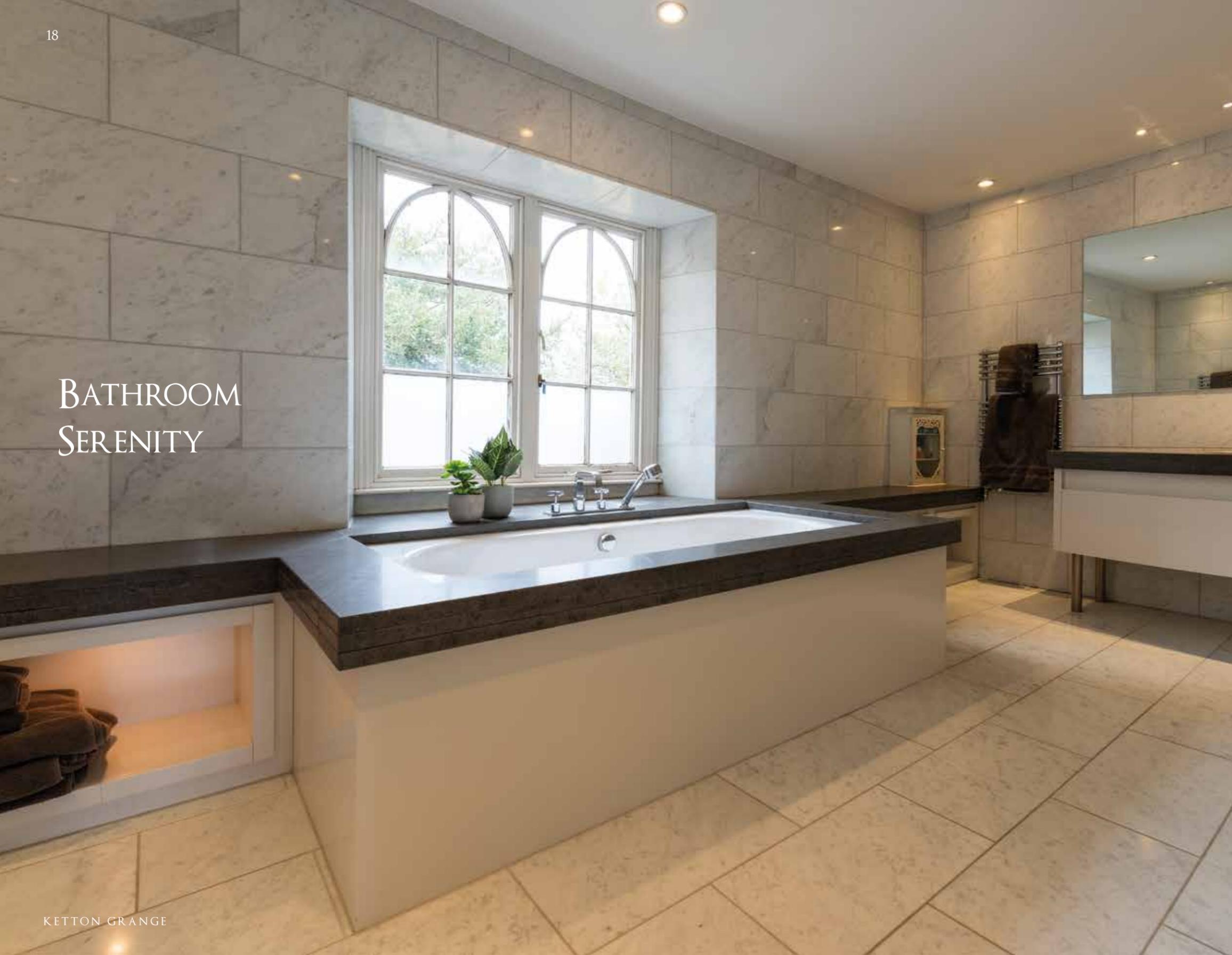
CREATE YOUR OWN
LUXURIOUS HAVEN IN
THE MASTER SUITE

Here, cool grey walls complement the ornately carved, crisp, white cornice while the decorative creamy toned marble fireplace creates a focal point opposite the two large south-facing windows. Sliding double doors reveal an impressive dressing room considerably fitted with shelves, drawers and hanging wardrobes.

Why not place a stylish mirrored dressing table and a chaise-longue to add further glamour to this well-designed space? As an alternative option, the dressing room could easily be converted back into a bedroom or nursery with the door reinstated back onto the landing.



BATHROOM SERENITY



Revive body and soul in your own luxurious spa-style sanctuary en suite with basins fitted at both ends of the room and a dual walk-in shower enclosure, there's also a generously sized bath placed beneath the window. Create a beautifully calm and restorative space with enveloping bath linens, fresh blooms, gently scented bath bubbles and candles placed on the deep window sill.

Time now to discover the remaining private spaces and the family bathroom features a wet-room shower enclosure with basin and lavatory. At the end of the corridor there is a small landing space with fitted wardrobes. A window here opens onto the front aspect and provides a bright outlook; this light-filled space is perfectly suited to create an ideal study space or crafting area. Next is a double bedroom with its own en suite bathroom with bath, basin and lavatory.



Finally, take a further staircase that leads to the second floor where you'll find two similarly sized double bedrooms, one bedroom features a decorative fireplace and a small storage room.





THE PERFECT VISION OF AN
ENGLISH COUNTRY GARDEN



WHAT THE OWNERS LOVE ABOUT LIVING HERE...
 "I LOVE BEING ABLE TO WATCH
 MY CHILDREN PLAYING IN THE
 GARDEN WHILST COOKING!"



Cleverly landscaped into three inspiring and tempting gardens, the upper terrace is planted simply yet elegantly with architectural topiary edged with English scented roses and deep herbaceous borders. Ancient honey-coloured York paving and steps tempt you away from the house along the lavender lined pathway with symmetrical formal lawns to either side. The garden then widens to accommodate a larger lawn that's the perfect size for impromptu cricket matches, frantic games of bulldog, penalty shoot-outs or competitive croquet!

Finally, it's time to explore your pretty woodland garden with river views...

ONCE UNDER THE
ARCHWAY OF THE
PRETTY HEDGE,
WEAVE YOUR WAY
THROUGH THE LONG
GRASSES OF YOUR
PRIVATE WOODLAND
WHERE PERENNIAL
WILDFLOWERS GROW



Once under the archway of the pretty hedge, weave your way through the long grasses of your private woodland where perennial wildflowers such as primroses, wood anemones and bluebells often thrive under the shade of the ancient trees some rumoured to be over 200 years old including walnut, beech, copper beech, cherry, ash and yew.



AS NIGHT TIME FALLS, LIGHT A FIRE PIT AND REACH FOR THE BLANKETS AND MARSHMALLOWS

As night time falls, light a fire pit and reach for the blankets and marshmallows because this is where your children's favourite memories are waiting to be made, nestling under the canopy of the ancient trees with the River Chater running past.



ON YOUR DOORSTEP

Where country meets convenience, Ketton village is loved by many local residents and often described as 'a Stamford village with a rural feel', having the benefit of being so close to the charming local market towns yet with the countryside on your doorstep for energetic walks, bike rides, bridleways or gentle evening strolls. The village is fortunate to be very well served with a local primary school, library, village store with post office and a florist. Local golf courses includes the neighbouring and highly regarded Luffenham Heath and Burghley Park Golf Club in Stamford.

At the end of an active day, treat yourselves to a meal at 'The Northwick Arms' where excellent food is served and is a popular choice for local residents and visitors to the area or 'The Railway Inn' offers a warm welcome with a great selection of drinks and ales in an appealing, listed building setting.

Ketton residents commute to London on a daily basis utilising the Peterborough to Kings Cross service, with a typical rail journey time of approx.. 45 minutes.

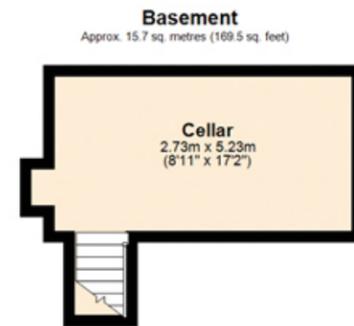
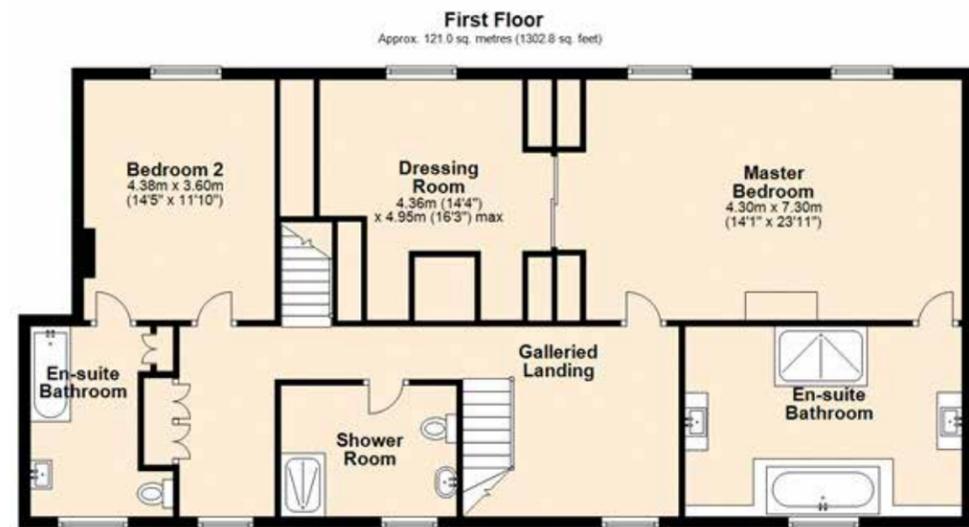
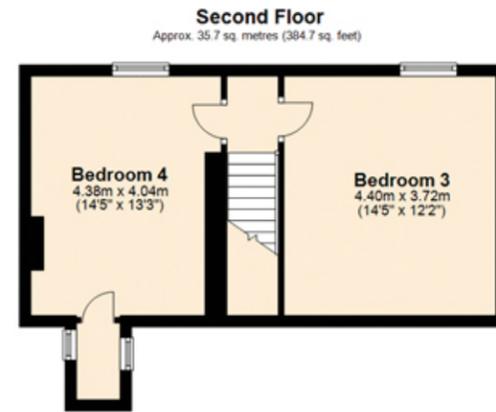
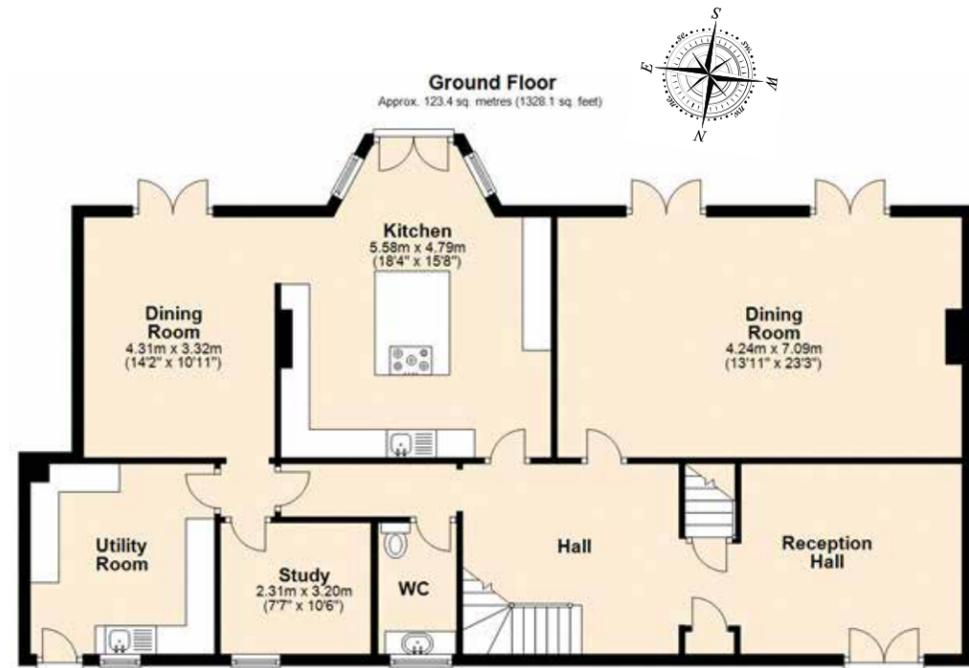
Directions: From Stamford, follow the A6121 in a westerly direction towards the village of Ketton. As you enter the village, Ketton Grange is situated on the left hand side. Drive your car through the stone walled entrance, to your left is your detached double garage with storage room or alternatively turn right and drive along the gravel driveway that leads to the impressive front door.



Local towns, approximate distances and travel times

- Stamford: 3.4 miles, 8 minutes
- Uppingham: 9.1 miles, 15 minutes
- Oakham: 9.8 miles, 17 minutes
- Peterborough Railway Station: 16.5 miles, 24 minutes
- Grantham Railway Station: 22 miles, 29 minutes





THE FINER DETAILS

As you enter the driveway, the detached double garages with storage room is situated on the left hand side – this building is reported to have once been the laundry to the Manor House.

The gravel driveway on the right hand side leads you to Ketton Grange, whilst a further driveway to the side provides access to the rear garden.

The rear garden and woodland walk has river views but not direct access or river frontage.

The cellar is accessed via a door in the main hallway.

Gas central heating system

Rutland County Council, council tax band G



KETTON

— GRANGE —

Ketton Grange, High Street, Ketton PE9 3TA

To view Ketton Grange call David or Lottie Crooke
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Presented by

