



# ONE POND COTTAGES

CLIPSHAM



## FORMAL FLAIR

Tucked off the tree-lined road leading into the village, pull along the golden gravel driveway, passing the pleached Portuguese laurel and yew hedging. Box hedging and topiary offers up the quintessentially formal English garden charm, preceding the Clipsham stone-built cottage. Swing open the five-bar gate to the private driveway.

A pathway guides you to a canopy covered arch to the main entrance of the home. This formal entrance sets the scene of all that this pretty cottage offers.



Storybook charm leaps off the pages and into life at No.1 Pond Cottages set within the picturesque village of Clipsham.

## CONTEMPORARY COUNTRY STYLE

To the side of the home, a stable door leads inside, welcoming you into the hub of the home. Slate flooring extends underfoot into the kitchen area, featuring a range of freestanding units and warm 'Farrow & Ball' tones. An undermounted Belfast sink sits beneath a window overlooking the front garden whilst overhead oak trusses and beams line the vaulted ceiling.

Warmth emanates from the cream Aga and a log-burning stove in the dining area. French doors open to the terrace beyond inviting al fresco dining in the summertime.

## EASY FLOW

Savour a relaxed meal together in your dining area while admiring the garden views through the French doors. Sneak a peek into the walk-in pantry beneath the stairs.

Lift the latch on the oak ledge and brace door to find the laundry room, quarry tiled underfoot.

Guests can freshen up in the shower room located within the entrance hallway.



## CLASSIC CHIC

Decorated in gentle green undertones, your cosy sitting room awaits ... natural light beams through front and rear aspects. In wintertime snuggle up in front of the open fire, set upon its slate hearth. In summer, throw open the bespoke French doors to invite the fresh breeze through.



## SWEET DREAMS

Returning to the entrance hallway, make your way up the painted staircase with its pretty carpet runner. Passing a picture window; an opportune moment to capture a glance of the garden, paddock and views beyond.

Three doubles await. Lift the latch oak door, cleverly cleaved into the roofline, to visit the first bedroom.

Along the landing directly ahead lies the smallest of the three double bedrooms, featuring fitted cupboards and dressed in the palest of blues. Views entreat from every bedroom, this time looking out over the mature horse chestnut tree.

Freshen up in the traditionally tiled, monochrome bathroom. An elegant roll-top, claw foot bath adds period charm. What better place to light your candles, fill your tub with bubbles and unwind?



## BOUTIQUE RETREAT

Boutique chic awaits in the principal bedroom with verdant views through daintily dressed dormer windows.



## SLICE OF PARADISE

Step outside where the manicured lawn stretches out to the hedgerow boundary. Ample parking and turning space is available. Providing the home with its quaint title is the original village pond, brimming with bulrushes and a duck house to attract the moor hens. Spy an array of wildlife amongst the pretty water lilies, including great crested newts, wild ducks and muntjac deer calling for a drink.

South facing, the rear is a sunny haven throughout the day. Enjoy lunchtime picnics on the terrace with a glass of fizz looking out over the parterre garden planted with fruit trees and herbs, lavender and roses. Beyond the high hedging, the garden opens out into a large paddock area, home to an orchard of fruit trees including pear, apple and plum trees alongside gooseberry and red currant bushes.

Adorning the rear walls, wisteria wends its way up the home alongside vines of black grape and pleached cherry.



### What the owners love...

“Sitting on the terrace on a summer’s evening, soaking in the field and woodland views beyond the paddock – it’s truly the best view in Clipsham!”

## THE FINER DETAILS

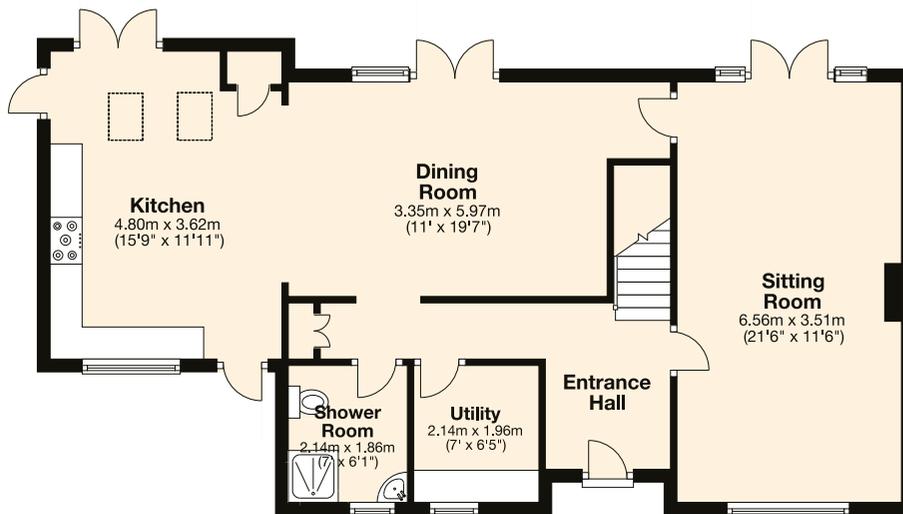
Freehold  
 Constructed 1970s  
 Originally built as farmers' cottages for the Clipsham Estate  
 Conservation area  
 Gas central heating  
 Mains electricity, water and sewage  
 Rutland County Council, tax band D,  
 £2,143.75 (2021/22)  
 EPC rating E

Ground Floor: approx. 79.6 sq. metres (856.3 sq. feet)  
 First Floor: approx. 62.8 sq. metres (676.5 sq. feet)  
 Total area: approx. 142.4 sq. metres (1532.7 sq. feet)

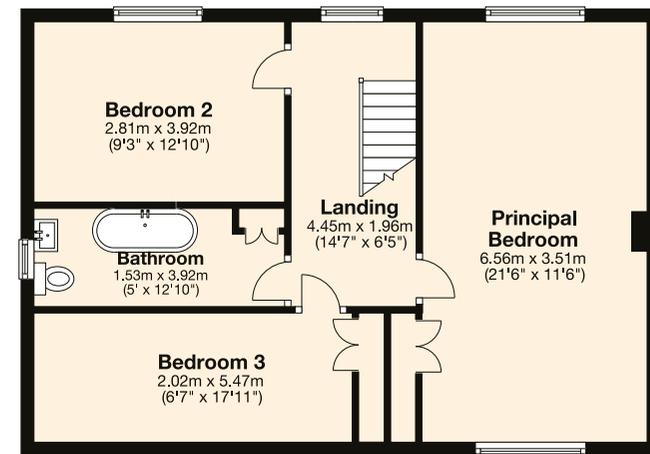
Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68   D
39-54	E	42   E	
21-38	F		
1-20	G		



Ground Floor



First Floor



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## A STROLL THROUGH CLIPSHAM

The quintessential English country village of Clipsham is home to Yew Tree Avenue, a remarkable topiary collection of 150 historic yew trees, and the renowned restaurant, The Olive Branch, just a few moments' walk from 1 Pond Cottages.

Not far from the heritage market towns of Oakham and Stamford, Clipsham is handy for commuting, shopping trips and long, leisurely lunches in one of the many bistros, bars and cafes.

Stroll the many footpaths and bridleways that wend their way through the village and get to know your friendly neighbours.

Families can enjoy the quiet country life whilst retaining a close connection to the local schools, with a number of primary schools within ten-minutes' drive of Clipsham including the independent Witham Hall Preparatory School in the next village.

### LOCAL DISTANCES

- Stamford 10 miles (15 minutes)
- Oakham 11 miles (18 minutes)
- Bourne 12 miles (22 minutes)
- Grantham 16 miles (23 minutes)
- Peterborough 23 miles (30 minutes)





1 Pond Cottages, Main Street, Clipsham LE15 7SH



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