



Roach House  
Wothorpe



## ROACH HOUSE

Kettering Road Wothorpe,  
Stamford, PE9 3JJ

Situated in a most desirable location, just a few minutes' walk from Stamford, Roach House occupies a wonderfully generous plot of approximately a quarter of an acre and enjoys far-reaching views across open countryside. This is a home that offers both immediate comfort and exciting long-term potential.

The accommodation is beautifully balanced and notably light. With the majority of rooms enjoying dual aspect, the house feels consistently bright and uplifting throughout the day, drawing the surrounding landscape into everyday life.

# Step Inside

A welcoming entrance hall introduces the principal reception spaces, where proportions are both generous and practical. The sitting room is a peaceful, dual-aspect retreat centred around a log-burning stove, with French doors opening onto a terrace, perfect for summer gatherings or a quiet morning coffee.

Moving through the morning room, we reach the heart of the home, a beautifully appointed kitchen and dining space, designed for modern living with bespoke cabinetry, integrated appliances, granite work surfaces and a central island create a sociable focal point, while broad windows frame open views and flood the room with natural light. A separate study provides an ideal work-from-home environment, complemented by a thoughtfully appointed cloakroom.

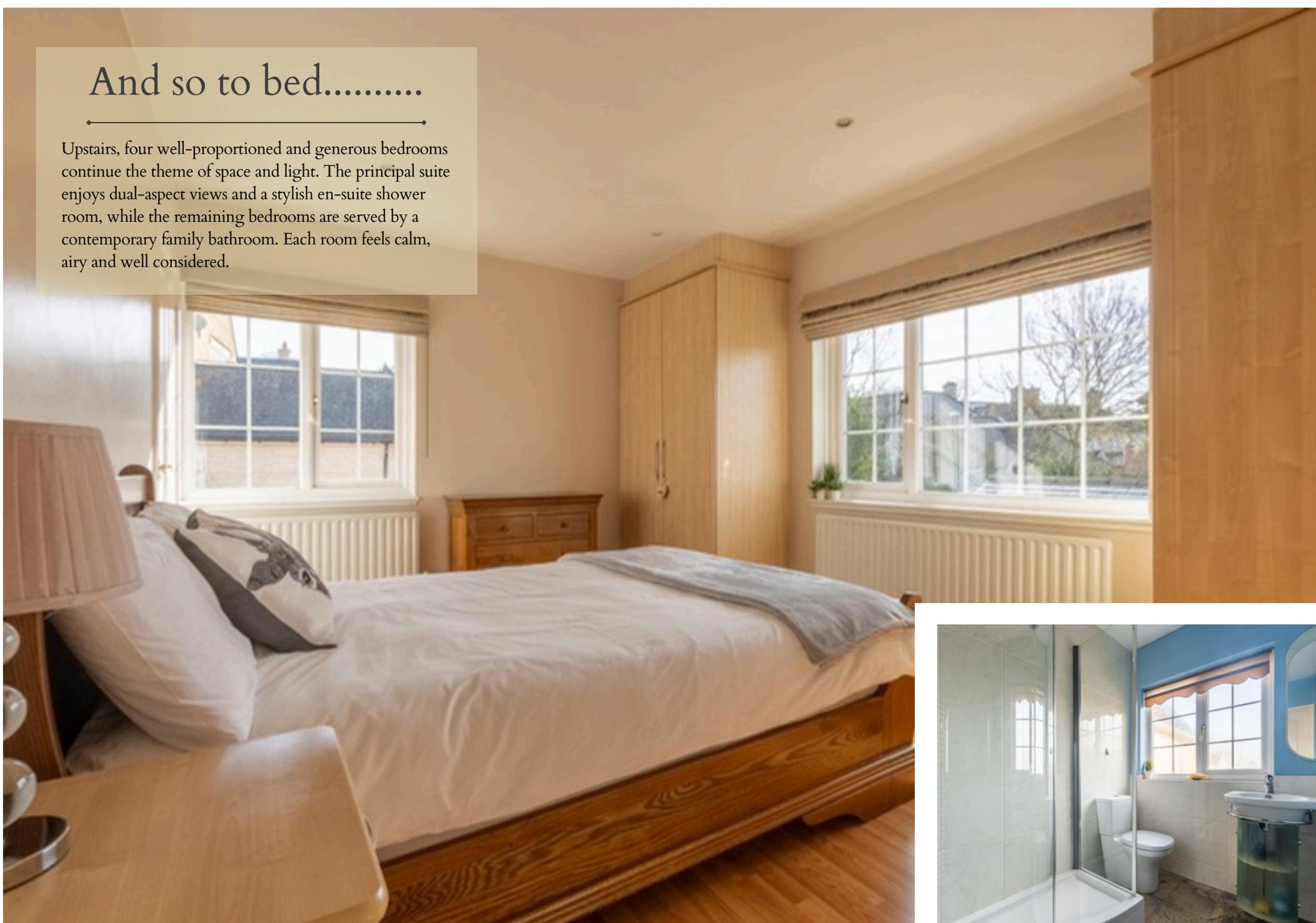






## And so to bed.....

Upstairs, four well-proportioned and generous bedrooms continue the theme of space and light. The principal suite enjoys dual-aspect views and a stylish en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom. Each room feels calm, airy and well considered.





# Step Outside

Outside, wrought iron fencing with bespoke gates open onto a sweeping shingle driveway that curves gently towards the house and detached double garage, creating an immediate sense of arrival. The gardens wrap gracefully around the property, combining open lawn with established planting and seating areas positioned to enjoy the sun and the expansive views beyond. Perhaps most compelling is the scale of the grounds themselves. The site comfortably offers scope for significant enlargement or even redevelopment, subject to the necessary consents, making this an opportunity as much about future vision as present enjoyment. A quietly impressive home in a truly special setting.





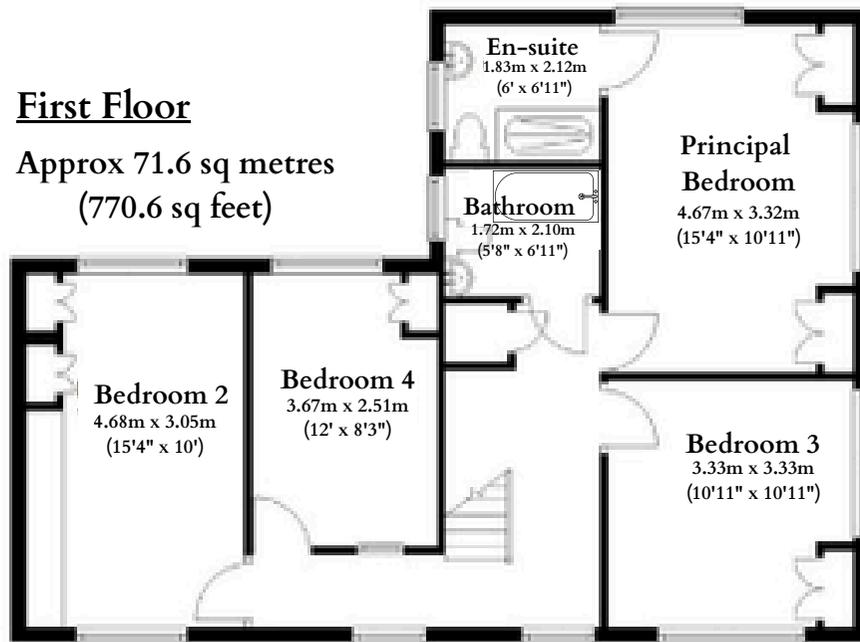
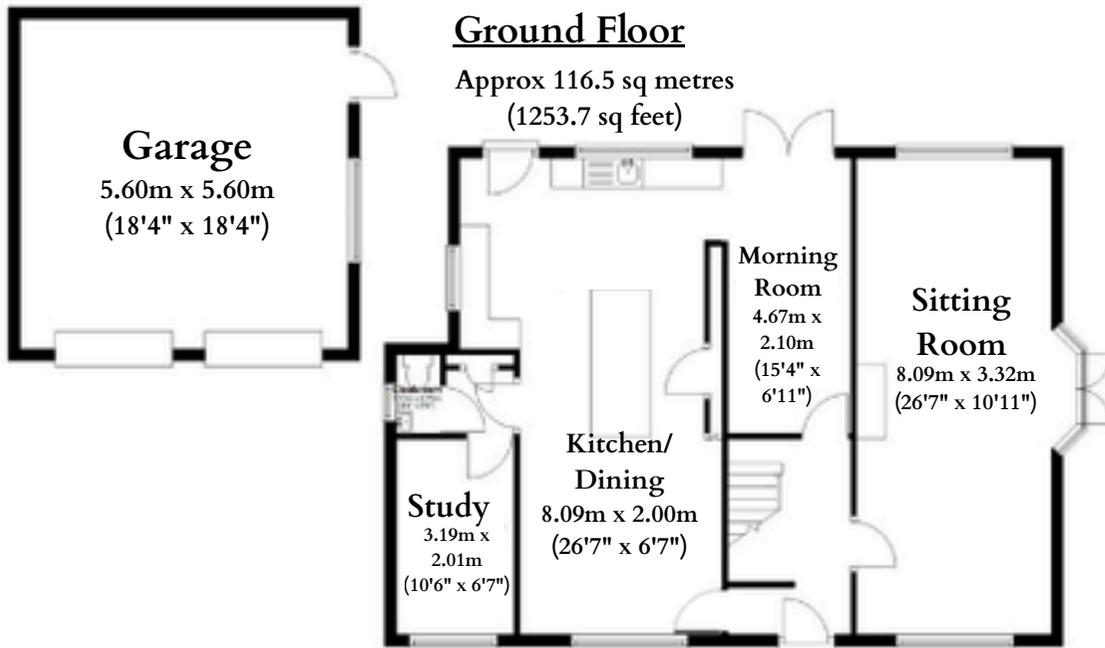


## Local Amenities

Stamford is an attractive and thriving market town and was the country's first designated Conservation Area in 1967 and appears annually in The Sunday Times "The best places to live in the UK". Famed for its Georgian street scene, Stamford supports an active community.

The traditional weekly market continues, whilst the town centre boasts a wide variety of restaurants, bars and boutique shops, as well as all the high street amenities and supermarkets.

Architectural landmarks including The George Hotel, Burghley House and its proximity to the leisure pursuits afforded by Rutland Water. Stamford also offers a high standard of both state and private education for all age groups. Stamford railway station is close by with excellent commuter links to London (connect at Peterborough to Kings Cross) and Cambridge.



# Finer Details

Local Authority: Peterborough City Council  
Council Tax Band: E

Tenure: Freehold  
Possession: Vacant upon completion

EPC Rating: 58 | D  
EPC Rating Potential: 75 | C

Services: Mains water, drainage, and electric are understood to be connected. The property has oil fired central heating. (none tested by the agent).

Fixtures & Fittings: Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

Agent's Note : CGi images used.



Approximate Gross Internal Area: 188.1 sq metres / 2024.3 sq ft  
Garage: approx 31.36 sq metres / 338.56 sq ft  
Total Area : approx 219.5 sq metres / 2362.9 sq ft

Plans: The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.



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