



BY DESIGN



Ash Lodge

Greatford, Stamford



Exceptional architect-design

An exceptional architect-designed five-bedroom home set within a desirable village near Stamford, offering striking contemporary design, expansive open-plan living, and a superb garden with detached leisure space.

Set on the outskirts of the sought-after village of Greatford, Ash Lodge is an exceptional architect-designed five-bedroom detached family home extending to circa 5,000 sq.ft. of thoughtfully arranged living space.

Impeccably presented throughout and occupying a generous plot with uninterrupted views across the surrounding Lincolnshire countryside, the property offers spacious, versatile accommodation ideally suited to modern family living.

The impressive reception hall, with its statement staircase and galleried landing above, is bathed in natural light and offers an immediate sense of the quality finishes and generous proportions that define this beautiful home.

Enjoying a peaceful rural setting while remaining conveniently close to the amenities of the historic market town of Stamford, Ash Lodge offers the ideal balance of countryside tranquillity and practical accessibility.

Ash Lodge, Greatford, Stamford









Key features

Reception rooms

At the heart of the home lies a stunning open-plan kitchen, dining and living space, thoughtfully designed for both everyday living and entertaining. The bespoke kitchen features a substantial central island with Bora induction hob, sleek porcelain work surfaces and a full range of integrated appliances. Expansive glazing and bi-fold doors seamlessly connect the interior to the garden, creating a wonderful indoor-outdoor flow.

A generous principal sitting room enjoys excellent natural light via dual aspect bi-fold doors opening onto the terrace, while a separate snug, complete with log burning stove, offers a more intimate and relaxing space.

The ground floor is completed by a study and a versatile fourth reception room, currently arranged as a gym, together with a utility room, cloakroom and internal access to the double garage, seamlessly combining practicality with the lifestyle on offer.

Bedrooms

The galleried landing provides a striking architectural feature and leads to five well-proportioned double bedrooms.

The principal suite is particularly impressive, featuring dual-aspect views across open countryside, a Juliet balcony, a luxurious en-suite bathroom and a spacious walk-in dressing room.

Bedrooms two and three are both generous doubles and enjoy delightful rural views, served by a beautifully appointed family bathroom with freestanding bath and separate shower, finished to an exceptional standard.

Bedroom four benefits from fitted wardrobes and a stylish en-suite, while bedroom five offers an expansive and versatile space extending over 7 metres. With its own en-suite and adjoining dressing area, this suite lends itself perfectly to guest accommodation or semi-independent living.









Outbuilding

A standout feature is the impressive detached garden room, currently utilised as a games and leisure space. With bi-fold doors opening onto a terrace and covered entertaining area, this versatile building is equally suited as a home office, gym or bar, creating a superb extension of the main house for entertaining

Outside

The rear garden is predominantly laid to lawn and enjoys uninterrupted views across open farmland, creating a wonderful sense of space and tranquillity. A generous paved terrace spans the rear elevation, forming the perfect setting for al fresco dining and summer entertaining, seamlessly connected to the main living areas of the home and a large paved driveway and double garage provide parking for multiple cars.





Location

Greatford is a charming and quintessential stone-built village positioned just a short distance from the historic market town of Stamford, renowned for its Georgian architecture, boutique shopping, restaurants and cultural amenities. The surrounding countryside offers excellent walking and outdoor pursuits.

The area is particularly well regarded for schooling, with a selection of highly rated state and independent schools including Stamford Endowed Schools, Bourne Grammar and The King's School in Grantham. For commuters, the nearby A1 provides excellent road links, while mainline rail services from Stamford and Peterborough offer direct access to London King's Cross.

Services, Utilities & Property Information

Utilities - The property is believed to be connected to mains electricity, water, drainage and heating is via an air-source pump. The property benefits from underfloor heating throughout the ground floor and bedrooms.

Mobile Phone Coverage- 4G and 5G mobile signal is available in the area we; advise you to check with your provider

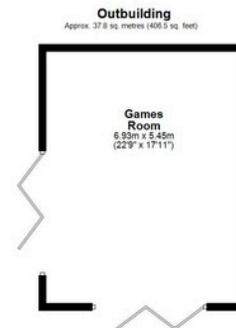
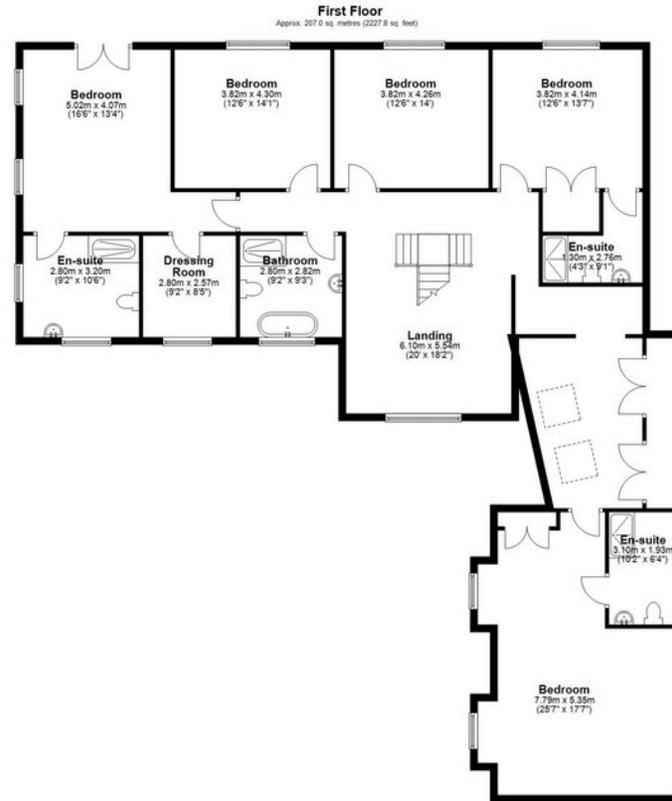
Broadband Availability – FTTP Ultrafast Broadband is available in the area; we advise you to check with your provider

Freehold | Council Tax Band: G | EPC - E

Local Authority: South Kesteven

This property is located in a conservation area.

Floorplan



Total area: approx. 493.0 sq. metres (5307.1 sq. feet)

Score	Energy rating	Current	Poten
92+	A		
81-91	B		
69-80	C		74
55-68	D		
39-54	E	42	
21-38	F		
1-20	G		

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National audience
local knowledge