



OLDE  
YEW TREE  
HOUSE





## Modern living with a contemporary style and a welcoming flow...

Are you yearning to find a modern home in a rural village setting within a 15-minute drive from the historic market towns of Stamford and Oundle? Maybe you are dreaming of finding a practical, yet stylish, home offering a quiet and relaxed setting with views of your garden from your large family kitchen?

Olde Yew Tree House, set in the quaint hamlet of Deenethorpe, is a four double bedroom, unique, modern home constructed from creamy coloured, local limestone with a detached double garage, gated driveway and pretty landscaped gardens.

## A warm welcome ...

Olde Yew Tree House is enviably positioned at the top of the driveway. Once through your double wrought-iron gates, drive your car onto your own, private gravelled driveway where there is plenty of space for you, your family and visiting guests to park or take advantage of your detached double garage. For further ease and convenience, the home also has the advantage of having an exclusive gated entrance which can be reached from the cul-de-sac approach of Deenethorpe Lane.

This home has been named after the magnificent, mature, yew tree which provides a wonderful focal point and stands guard in the formal front garden. The yew tree was planted by the 7th Earl of Cardigan, James Brudenell, who was an officer in the British Army, who commanded the Light Brigade during the Crimean War. The tree was planted to commemorate this in 1854.



A small patio area by the house and by the old yew tree is perfectly positioned to catch the mid-morning sun - just add a bistro table, chairs and a pot of freshly brewed coffee and listen to the birds and take in the tranquillity of the setting.

Follow the path that guides you to the front door and as you step inside the home, you are immediately welcomed into the entrance hallway. Shrug off your coats and boots placing them within the large cupboard beneath the stairs and freshen up in the downstairs cloakroom.

From the hallway, the bright sitting room is filled with natural daylight from windows to both aspects of the room; the front enjoys fine views of the historic yew tree and more lovely light streams in through the windows and French doors off the rear garden. The cosy, open fire has a beautiful stone mantelpiece, hand-carved with decorative oak leaves and acorns. As the autumnal evenings draw in; throw another log onto the fire and sink back into your cosy armchair with a good book and a warming drink - although you may be here some time! Meanwhile, in the warmer summer months, cast open the French doors and let the southerly breezes from the garden refresh your senses.

Back in the hallway, useful double doors open wide into your dining room that could easily make a great home office or fantastic playroom.





## The heart of the home...

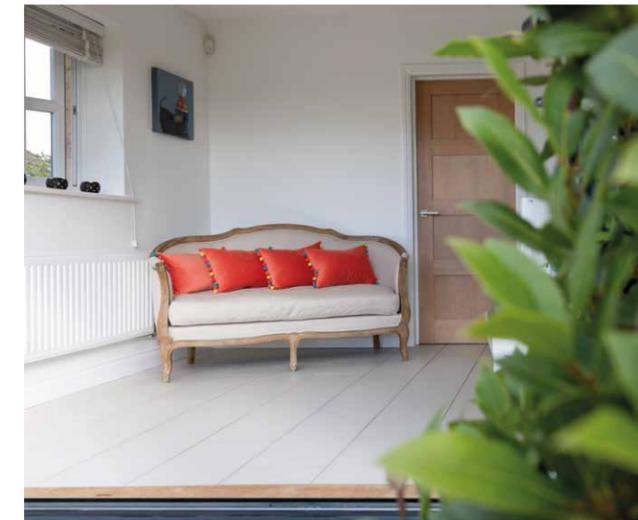
On-trend pale greys and fresh whites are teamed with stainless steel finishes for a contemporary look kitchen with chic, white granite work surfaces providing a sophisticated touch to the space. The open plan layout lends itself to easy entertaining and socialising, as the relaxed seating area allows the chef to still be a part of the conversation, even while cooking.

The highlight of the kitchen are the bi-fold doors that open out onto the raised terrace. Natural daylight floods in here all day long, providing 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 friends and family.

The kitchen is fitted with a double electric oven, ceramic hob, wine fridge and freestanding dishwasher and to keep your kitchen clutter and chore free, there is a separate utility room with a door that leads to the side of the house and garden. Making for a hideaway to kick off those muddy boots, sports kits or simply unload your shopping with ease.



*“Our kitchen is the sociable hub of our home and we love the contemporary bi-fold doors that open out onto the terrace and landscaped garden – it’s such a wonderful place to sit and relax.”*



## Effortless style...

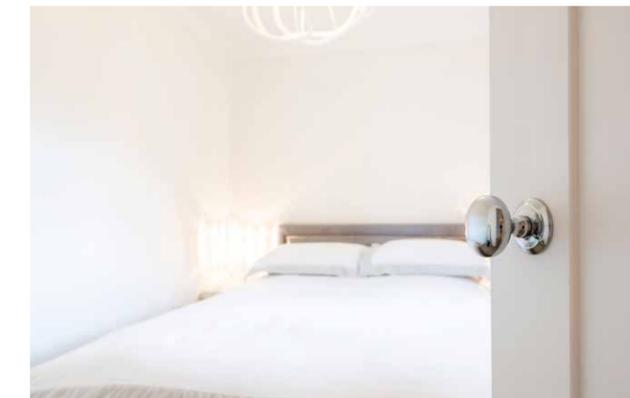
Decorated using a sophisticated palette of muted tones with stylish contemporary touches helps keep the scheme fresh and bright; Laura Ashley ‘Cotton White’ shade is used throughout the home with a mix of neutral floor finishes including ceramic tiling, LVT flooring and luxurious carpeting fitted to the sitting room. Crisp, white plantation blinds allow for the simple and effective adjustment of light and shade.



## And so to bed...

With views reaching out to Deene Park and the woodland beyond, your spacious master double bedroom has two fitted wardrobes and an en-suite with shower cubicle, basin and loo.

There are three further double bedrooms to discover and a family bathroom with bath, separate shower cubicle, basin and loo.



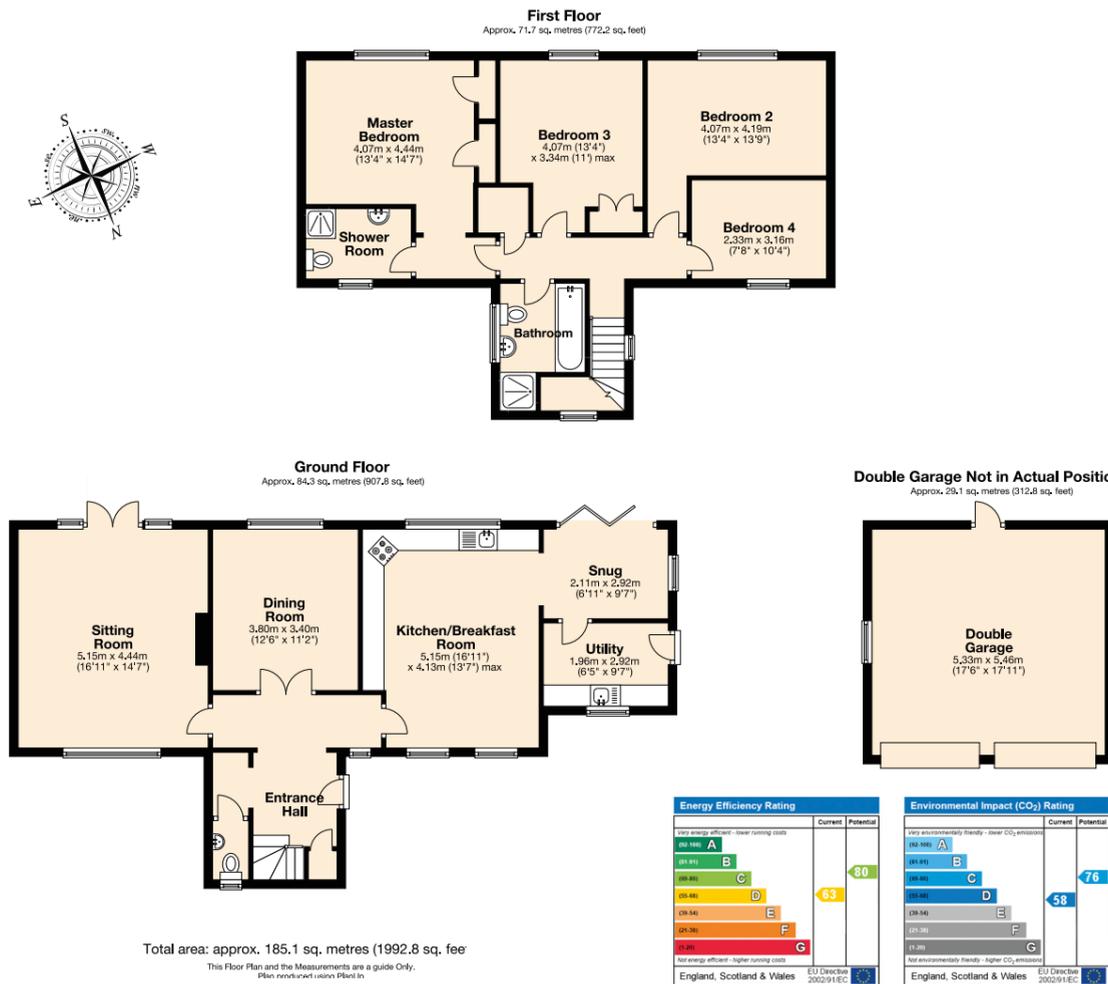


## A leafy retreat...

Time now to explore the south-facing rear garden that has been thoughtfully landscaped with entertaining areas dotted all around to chase the sun or provide you with shelter and shade. Adjacent to the terrace and edged by the grassy lawn, a variety of mature trees and colourful shrubs move in the breeze to bring interest and structure to the fully enclosed space.



*"There's a generous feeling of space to this stylish, modern home both inside and out and we love the tranquil location."*



### The Finer Details

East Northamptonshire District Council  
Council tax band G  
Oil central heating  
uPVC double glazing  
EPC rating D

### Local towns information

Corby; 9 mins., 5 miles  
Oundle; 12 mins., 6.8 miles  
Stamford; 19 mins., 11.9 miles  
Peterborough; 31 mins., 20.9 miles  
Market Harborough; 36 mins., 20.4 miles  
Leicester; 50 mins., 29.4 miles

## OUT AND ABOUT

On your doorstep, Deene Park, the seat of the Brudenell family since 1514, is a grade I country manor house dating back to the 14th century set on a 10,000 acres of private estate. Visitors are welcome into the house and the gardens on open days, or simply choose to just take advantage of the gardens and pay a visit to The Old Kitchen Tea Rooms, which is a must – we're told the cream teas here are delicious!

Further afield, Fineshade Woods, part of the former royal hunting forest of Rockingham Forest, is only 4.5 miles away, with activity trails for all ages, a family cycle route and children's play area and a great café.



For water sports, birdwatching, cycling and sailing a visit to nearby Rutland Water is a must.

Golf enthusiasts will be delighted with the choice of excellent and challenging local golf clubs including Priors Hall Golf Club; just a three minute drive from Deenethorpe, Rutland Water Golf Club, Burghley Park Golf Club in Stamford and the renowned Luffenham Heath Golf Club.

For celebrating family occasions and special events, there is a plethora of superb restaurants and pubs nearby including the superb pub; 'The Queen's Head' just a mile away in the neighbouring village of Bulwick, is a family run establishment providing hearty meals, freshly prepared food and offers an ideal venue to celebrate on those special occasions.

A fantastic choice of local and independent primary and secondary schools are located in the area. Children attend Weldon Church of England Primary, Little Stanion Primary School or Kings Cliffe Endowed Primary. For secondary state school education, Corby Academy and Uppingham Community College are conveniently located. Alternatively, for independent education there are three to choose from; Uppingham School, Oakham School with boarding facilities or Stamford School for boys and Stamford High School.



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Presented by

