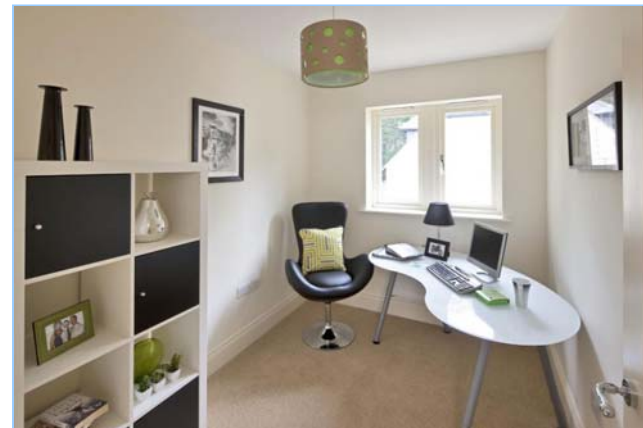


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## STAMFORD LODGE

*Whitham Close, Boston Spa*

An exceptionally spacious detached family home, only recently completed by renowned local developers Whitfield Homes revealing substantial accommodation arranged on three floors, featuring a Clarity Arts breakfast kitchen and an outstanding master suite occupying the entire second floor.

**NEW PRICE: £750,000**

**REDUCED BY £45,000**

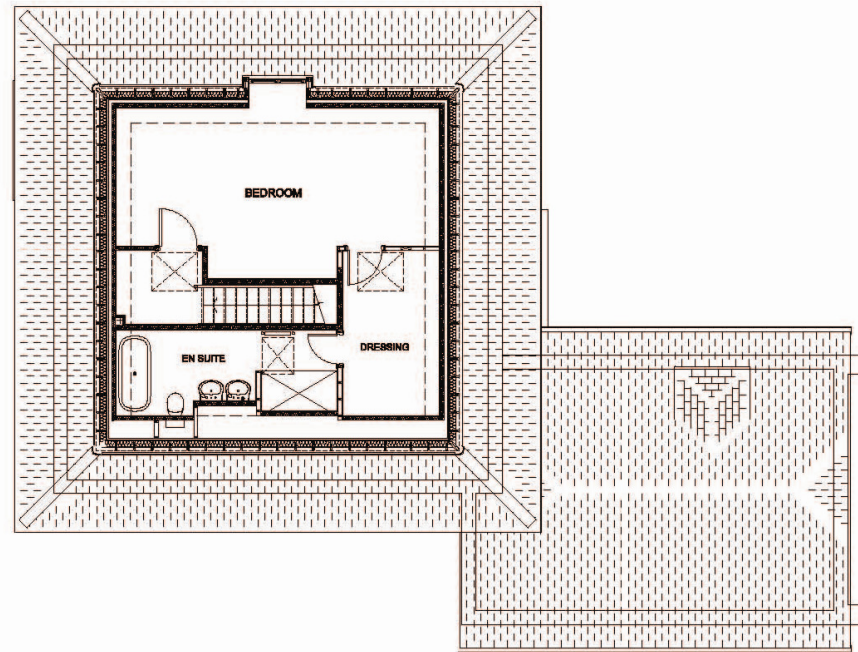
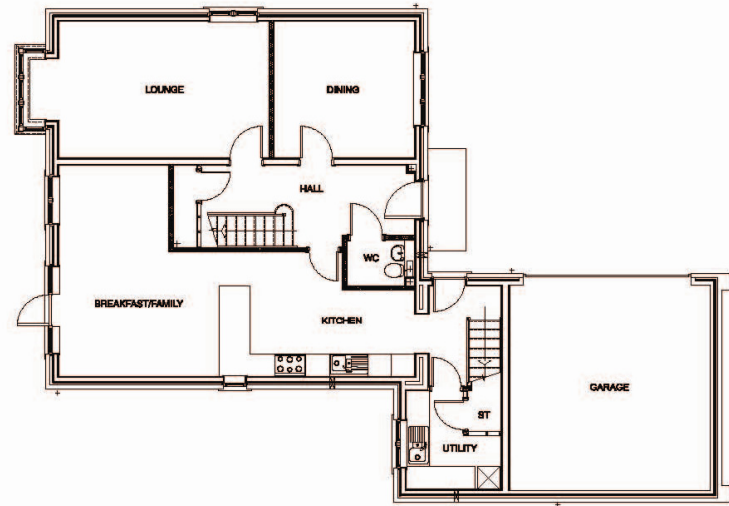
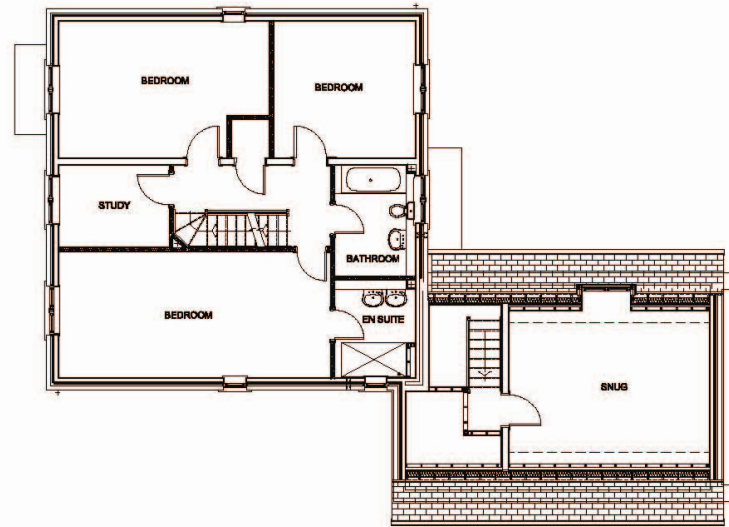
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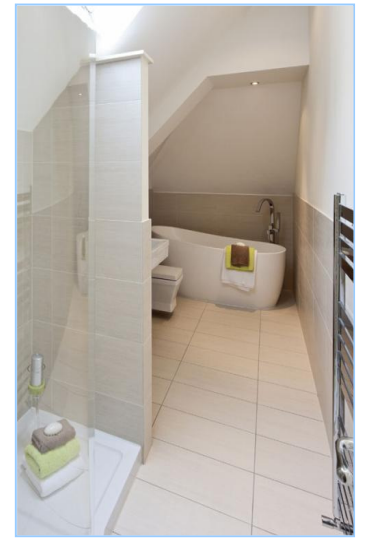


PARTICULARS OF SALE

STAMFORD LODGE

WHITHAM CLOSE • BOSTON SPA •

Whitham Close is a unique collection of individually designed homes, inspired by the Arts and Crafts movement, with each property completely original with many thoughtful details to the external elevations as well as offering light and spacious interiors. The properties have been built using high quality, traditional materials and designed to offer versatile and spacious accommodation suited to the needs of modern living. Set in a quiet location against a back drop of mature trees, Whitham Close presents a rare opportunity to purchase a stunning home in a sought after location.



Stamford Lodge is a most substantial four/five bedroom family home with three bathrooms and double garage. The ground floor offers a well appointed kitchen by Clarity Arts and open plan breakfast/family area with doors opening to the garden. There is also a dining room, cloakroom, utility room and large sitting room arranged on the ground floor. The first floor has three bedrooms - one with en-suite, plus a house bathroom, study or nursery bedroom five and a large snug/home office that leads up directly from the kitchen. The master bedroom suite occupies the entire second floor and has dressing area and good sized en-suite bathroom with freestanding bath, shower and double wash hand basins.

Whitfield Homes specialises in developing design-lead, high quality homes for purchasers seeking a blend of individuality and craftsmanship. They create unique developments which are carefully designed to blend sympathetically into their local environment, contributing positively to the local area and offering exceptional places to live.

SITUATION

Nestled on the banks of the River Wharfe, Boston Spa is a picturesque Georgian village which offers a host of charming shops and restaurants and pleasant riverside walks. Its prime location midway between Leeds, Harrogate and York means the chance to enjoy eating out, shopping, history, sport or theatre is within easy reach. Both the Yorkshire Dales and North York Moors are a short drive away, ideal for refreshing walks and lazy Sunday lunches with a view.



The accommodation in greater detail comprises:

## ON THE GROUND FLOOR

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<b><i>Reception Hall</i></b>	With oak timber flooring, ceiling cornice, staircase to the first floor and useful cloaks/storage cupboard.
<b><i>Cloakroom</i></b>	With tiled floor, wall hung wash hand basin, low suite w.c., half height tiled wall, extractor fan and halogen ceiling downlighters.
<b><i>Lounge</i></b>	18'1" x 11'7" (5.51m x 3.53m) - With moulded ceiling cornice, wall mounted television point, walk-in bay window overlooking the garden and a further side elevation window overlooking the garden.
<b><i>Dining Room</i></b>	12'1" x 11'7" (3.68m x 3.53m) - With window overlooking the driveway entrance.
<b><i>Magnificent, L-Shaped Dining/Family Area &amp; Kitchen</i></b>	30'6" x 18'3" (9.3m x 5.56m) - Family Area & Kitchen. With generous sized area for table, chairs and sofas. French door to the lawned gardens and Indian stone terrace. In the work area are hand painted units by Clarity Arts comprising fitted wall cupboards with concealed lighting under, base cupboards and drawers, pan drawers, Silestone worktops, Siemens integrated dishwasher, Blanco inset 1 1/4 bowl stainless steel drainer and mixer tap, wine rack, Siemens microwave and Siemens integrated oven. Integrated fridge/freezer and shelved pull-out larder unit. Siemens five ring electric hob with black glass splashback and Siemens illuminated cooker hood over.
<b><i>Secondary Entrance Hall</i></b>	With door from the driveway, tiled floor, staircase to the Snug/Home Office and door to:
<b><i>Utility Room</i></b>	8'6" x 8'4" (2.6m x 2.54m) - With tiled floor, window, stainless steel sink unit, worktops, base cupboards, fitted wall cupboards, tall shelved storage cupboard, extractor fan, gas central heating boiler and understairs storage cupboard.
<b><i>Snug/Home Office</i></b>	17'6" x 11'2" (5.33m x 3.4m) - Positioned over the Double Garage. With front window.

## ON THE FIRST FLOOR

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<b><i>Landing</i></b>	With moulded ceiling cornice, airing cupboard with hot water cylinder and staircase to the second floor Master Suite.
<b><i>Bedroom Two</i></b>	23'9" x 10'8" (7.24m x 3.25m) - A large guest bedroom with windows on two sides overlooking the gardens. Ceiling cornice.
<b><i>En-suite Shower Room</i></b>	8'4" x 6'9" (2.54m x 2.06m) - With white suite comprising two wall hung wash hand basins, low suite w.c. and large walk-in shower cubicle. Window, halogen ceiling downlighters, extractor fan, heated towel rail and shaver socket.
<b><i>Bedroom Three</i></b>	18'1" x 11'7" (5.51m x 3.53m) - With window overlooking the terrace and garden.
<b><i>Bedroom Four</i></b>	12'1" x 11'7" (3.68m x 3.53m) - With window to the front.
<b><i>Study or Nursery Bedroom Five</i></b>	9'5" x 7' (2.87m x 2.13m) - With window overlooking the terrace and garden.
<b><i>House Bathroom</i></b>	9'5" x 6'9" (2.87m x 2.06m) - With moulded bath, low suite w.c. and wall hung wash hand basin, walk-in tiled shower cubicle, heated towel rail, half height tiled walls, tiled floor, shaver socket, halogen ceiling downlighters, window and extractor fan.

## ON THE SECOND FLOOR

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<b><i>Master Suite</i></b>	A superb Master Suite arranged over the entire second floor, comprising:
<b><i>Landing</i></b>	With Velux rooflight and access to the loft.
<b><i>Master Bedroom</i></b>	20'3" x 10'9" (6.17m x 3.28m) - With window with view towards the tower of St Mary's Church.
<b><i>En-suite Dressing Room</i></b>	12' x 7' (3.66m x 2.13m) - With Velux rooflight.

<b><i>En-suite Bathroom</i></b>	16'1" x 6'2" (4.9m x 1.88m) - With white suite comprising oval shape freestanding bath having freestanding mixer tap and hand held spray shower, low suite w.c. and two wash hand basins. Large walk-in tiled shower cubicle. Heated towel rail, Velux rooflight, halogen ceiling downlighters, tiled floor, half height tiled walls and shaver socket.
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## OUTSIDE

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<b><i>Integral Double Garage</i></b>	Double width block paved driveway leading to the:  With electrically operated entry door.  Stamford Lodge occupies an imposing site at the entrance to exclusive Whitham Close with turfed lawned good sized gardens having wrought iron railings, newly planted beech hedging, Indian stone terrace and pathways. The garden at the rear is of particular note, enjoying a great degree of privacy with many tall, established trees and perennials.
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## OTHER INFORMATION

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<b><i>Services</i></b>	All mains services are connected to the property.
<b><i>Tenure</i></b>	Freehold.
<b><i>Viewing Arrangements</i></b>	Prospective purchasers are requested to contact the agent, Beadnall Copley, on Wetherby 01937 580850, to arrange a suitable time to view.
<b><i>Directions</i></b>	Leave Wetherby in the direction of the A1 south, turn left at the Wattle Syke roundabout and proceed forwards at the next roundabout into the village of Boston Spa. Take the right hand turn onto Westwood Way where Whitham Close will be seen on the right hand side.
<b><i>Lettings Division</i></b>	A comprehensive and professional service for residential lettings with advice and support throughout. We have the expertise to attract the right type of tenant and diligence to manage the property, keeping a watchful eye on your investment with first class service finding good calibre, low risk tenants is a vital part of our job. Our long-standing presence in the property sector and superb marketing means we are one of the first ports of call for those looking for property, attracting hundreds of thousands of people a year. Please call the head of our Lettings Division, Tom Wildblood on Harrogate (01423) 503500 or 07789 208687 or e-mail tom.wildblood@beadnallcopley.co.uk.
<b><i>Independent Mortgage Advice</i></b>	To make sure you receive truly independent mortgage & financial advice which could save you both time and money we are associated with Lawrence Scofield & Co Ltd, one of the leading independent financial and insurance broking groups in the area, who can search the whole of the market for a product ideally suited to your personal circumstances – written quotations are also available on request. To take advantage of this service contact one of our offices on Harrogate (01423) 503500, Wetherby (01937) 580850 or Ripon (01765) 698100.
<b><i>Property Misdescription Act</i></b>	Your home is at risk if you do not keep up payments on a mortgage or other loan secured on it. These particulars are intended only to give a fair description of the property as a guide to prospective purchasers accordingly (a) their accuracy is not guaranteed and neither Beadnall & Copley nor the vendor(s) accept liability in respect of their contents, (b) they do not constitute an offer or contract of sale and, (c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the accuracy of any statements or information in these particulars.

Details Updated – August 2011 WTH10088