



1 Woodbridge Mews, Stamford - PE9 1FB
£565,000

EASTAWAY

Gated Stamford mews, moments from town, with three double en suite bedrooms, two parking spaces, bright kitchen diner, flexible study and southwest courtyard.



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Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Around 3 minutes' walk from beautiful Barn Hill and Stamford town centre
- Three generous double bedrooms, each with its own en suite
- Two allocated parking spaces within a small gated residential mews
- Bright dual aspect kitchen diner with double doors opening onto the courtyard
- A brilliantly flexible ground floor room, perfect as a home office, snug or guest space
- Southwest facing, low maintenance courtyard garden





What the owner told us...

“I feel privileged to have lived in such a beautiful town while coming home to such a small residential mews. I could be on Barn Hill in around three minutes, nip into town to meet friends for lunch and, when I was working from home, even walk around Burghley on my lunch break. The house itself has always felt light, airy and spacious.”

Our Thoughts...

Imagine being able to walk into Stamford for coffee, dinner or drinks without giving a second thought to where you're going to park, then coming home through the gates of a small residential mews with two allocated parking spaces waiting for you. That's life at Woodbridge Mews, and if you've been searching close to the centre of Stamford, you'll probably already know how unusual that combination is.

Inside, the house feels light, airy and far more spacious than you might expect, with three generous double bedrooms, an en suite for every bedroom and an additional shower room downstairs. There's flexibility too. The room at the front of the ground floor could make a brilliant study, snug, playroom or guest space, while the kitchen diner at the rear feels like the natural everyday hub of the house, opening directly onto the southwest facing courtyard.

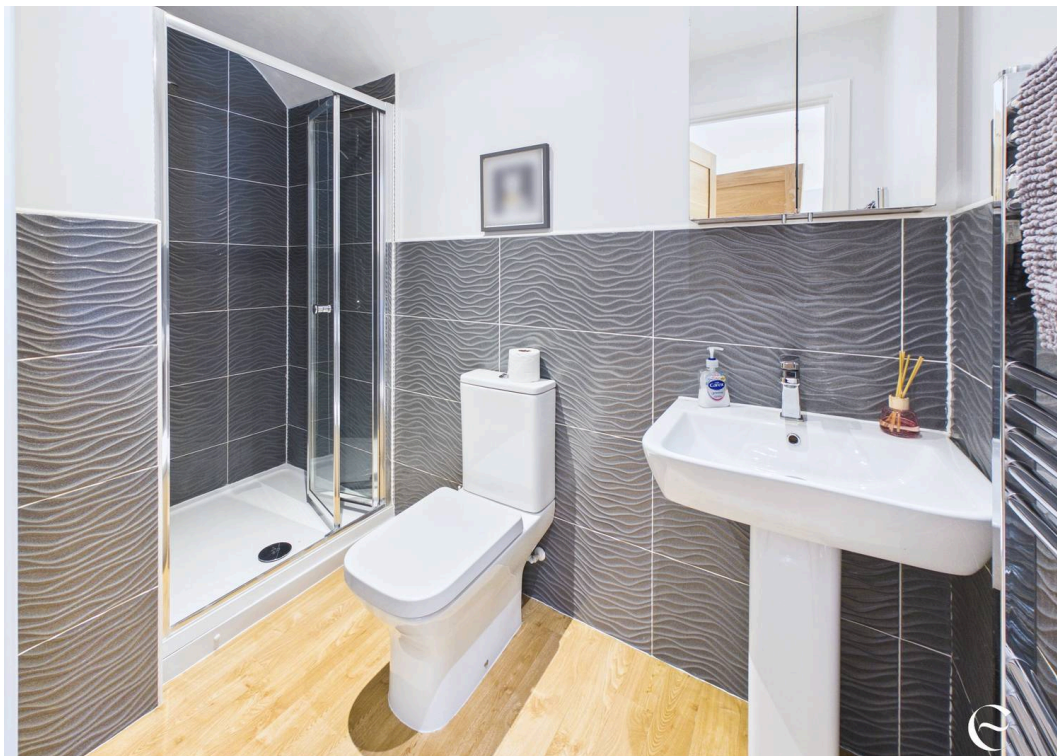
Upstairs, putting the living room right at the heart of the house really works. It's a large, bright, dual aspect space where you can properly spread out, while still keeping everyone connected. The three bedrooms are all proper doubles, each with its own en suite, making this a house that could work brilliantly for families with teenagers, regular guests or anyone wanting more space to work from home.

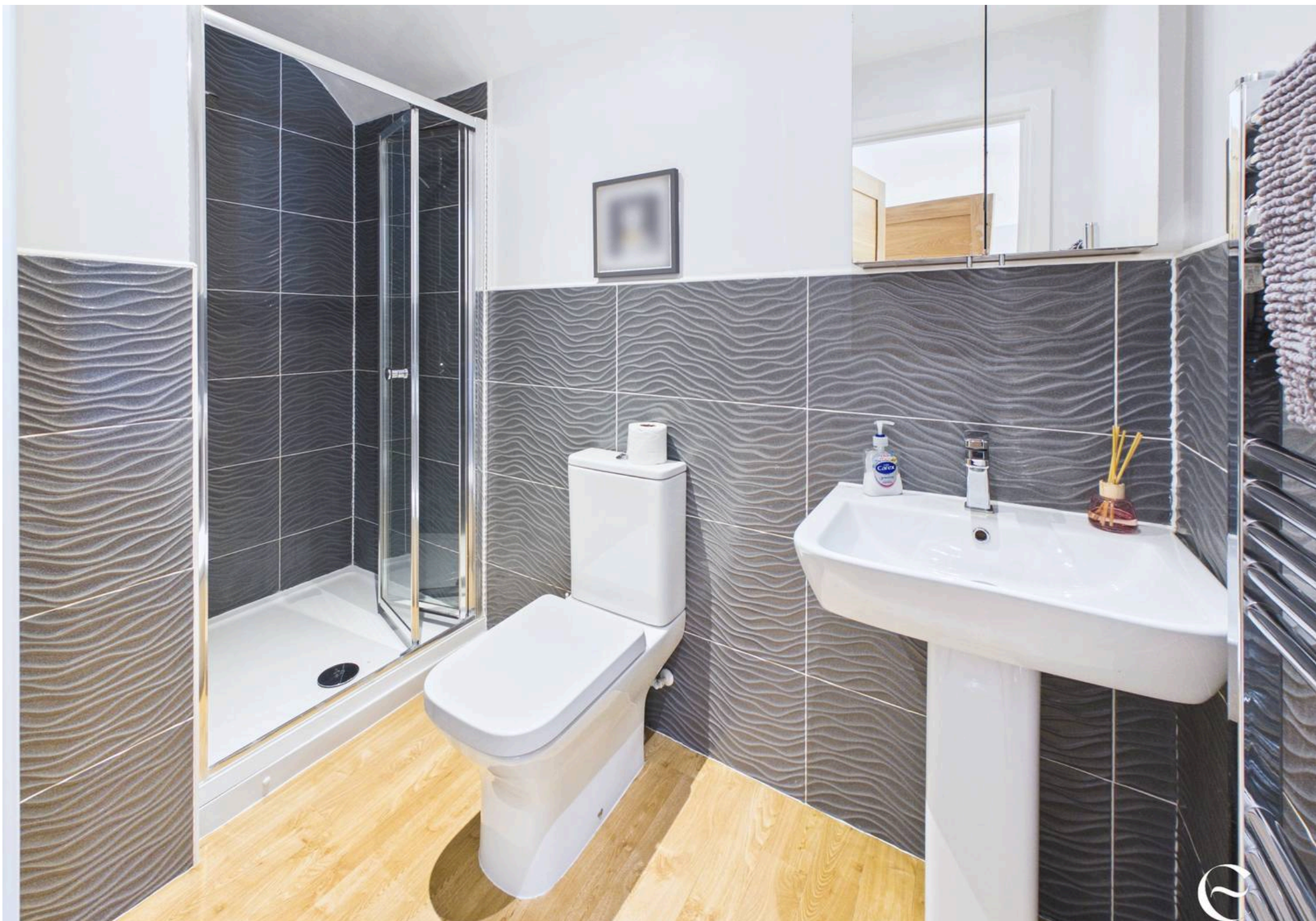
The courtyard gives you your own outside space without signing you up to spend every weekend maintaining it, and we've virtually staged one of the photographs to show just how good it could look dressed with outdoor furniture and planting. Add in two allocated parking spaces and a small gated setting, and you've got the practical things buyers often have to compromise on this close to Stamford town centre.

But ultimately, the location is what brings everything together. The owner tells us she can be on Barn Hill in around three minutes and could walk to Burghley in around 10 to 15 minutes. Coffee, dinner, shopping, drinks with friends or simply wandering into town because you can all become part of everyday life. Then you come home through the gates and leave the bustle behind. It's not just convenient. It's the kind of convenience that genuinely changes how you live.











Hallway

17' 1" x 4' 6" (5.21m x 1.36m)

Study / Snug

8' 6" x 11' 1" (2.60m x 3.37m)

Bathroom (Ground Floor)

4' 4" x 6' 9" (1.33m x 2.06m)

Storage

4' 5" x 3' 10" (1.34m x 1.17m)

Kitchen / Diner

13' 7" x 15' 10" (4.13m x 4.82m)

Living Room

13' 6" x 15' 9" (4.12m x 4.80m)

Landing

6' 8" x 3' 7" (2.02m x 1.08m)

Bedroom 2

10' 2" x 15' 9" (3.10m x 4.79m)

Bedroom 2 En-Suite

6' 0" x 5' 5" (1.84m x 1.64m)

Landing (Second Floor)

6' 8" x 0' 0" (2.02m x 0.01m)

Principal Bedroom

13' 9" x 13' 3" (4.18m x 4.05m)

Principal En-Suite

5' 7" x 6' 2" (1.71m x 1.89m)

Airing Cupboard

5' 5" x 3' 2" (1.65m x 0.97m)

Bedroom 3

10' 2" x 13' 3" (3.10m x 4.03m)

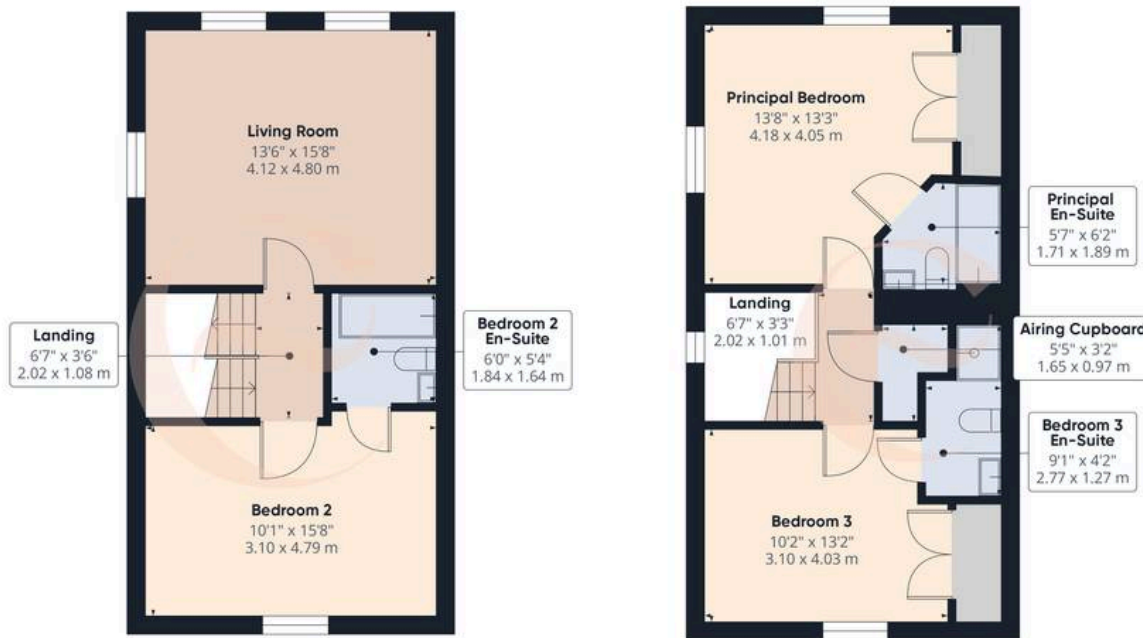
Bedroom 3 En-Suite

9' 1" x 4' 2" (2.77m x 1.27m)





Ground Floor



First Floor

Second Floor



Approximate total area⁽¹⁾

1341 ft²

124.5 m²

Reduced headroom

11 ft²

1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		90
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England, Scotland & Wales



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