

121 Cornerstone House, Wood  
Road  
Kings Cliffe  
PE8 6XR

£900,000



OSCAR JAMES

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# WHAT'S GREAT?

"Space In Abundance!"

Five-Bedroom House with Two-Bedroom Annexe in Sought-After Kings Cliffe Village.

A beautifully presented, stone-built family home offering five bedrooms plus a self-contained two-bedroom annexe—ideal for multigenerational living, guests or income potential.

Located in the desirable village of Kings Cliffe, this spacious home blends modern comfort with flexibility. A central hallway leads to a large dual-aspect sitting room, study, W.C., and an impressive kitchen/dining room featuring integrated AEG appliances, a 5-burner gas hob on the island, a wine fridge and space for an American-style fridge/freezer. The adjacent garden room, with a lantern roof and underfloor heating, opens to the landscaped garden—perfect for additional dining or living space.

Upstairs are five generous bedrooms. The master bedroom has fitted wardrobes and an en suite, while four further doubles share a recently updated family bathroom.

The self-contained annexe includes its own entrance, two en suite bedrooms (one with a spa bath and dressing area), and an open-plan kitchen/living space. It connects to the main house via the garden room and lounge, offering versatility as a family or entertainment space.

Externally, the home offers a wraparound garden with lawn, mature beds, decked seating area, hot tub space, and patio for outdoor dining. A double garage, car charging point and ample driveway parking complete the outside.

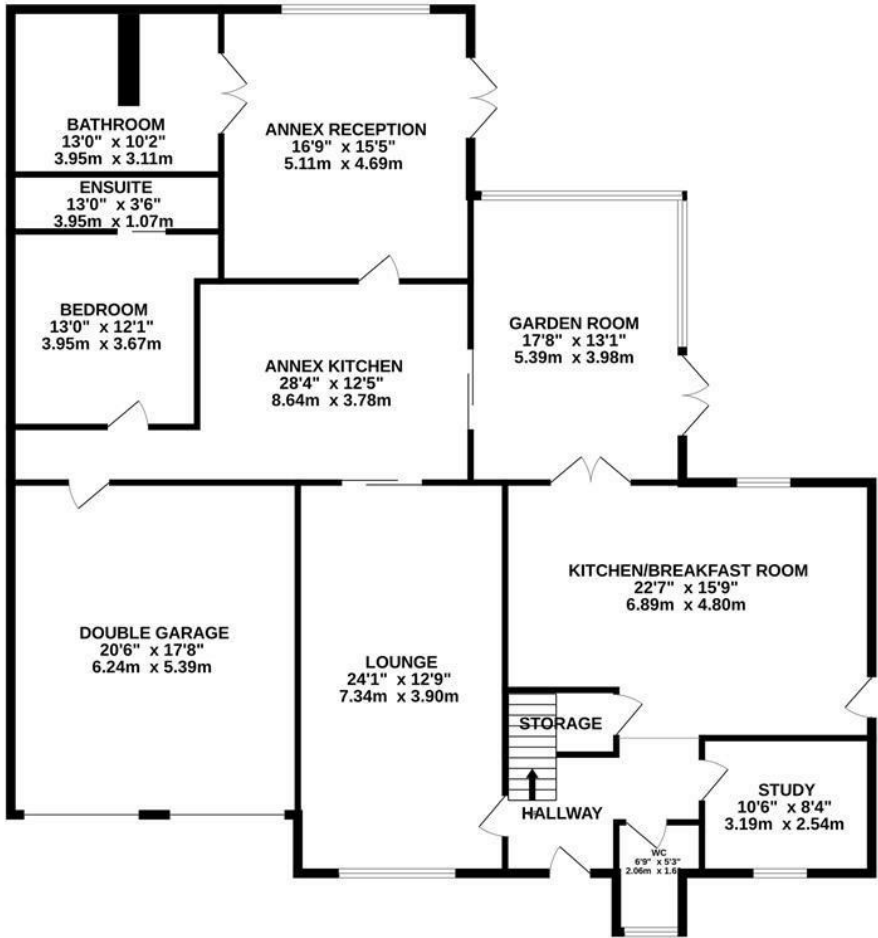
Kings Cliffe offers a shop, bakery, post office, pub, church and GP surgery, as well as scenic countryside walks. Renowned schools nearby include Kings Cliffe Endowed, Oundle, Stamford, Uppingham and Oakham. Oundle and Stamford are eight miles away, and Peterborough offers rail links to London from 50 mins. A1 and A14 routes are easily accessible.

This property simply **MUST** be viewed to be fully appreciated for its full and rare offering. Get in touch with the team at Oscar James for further details!

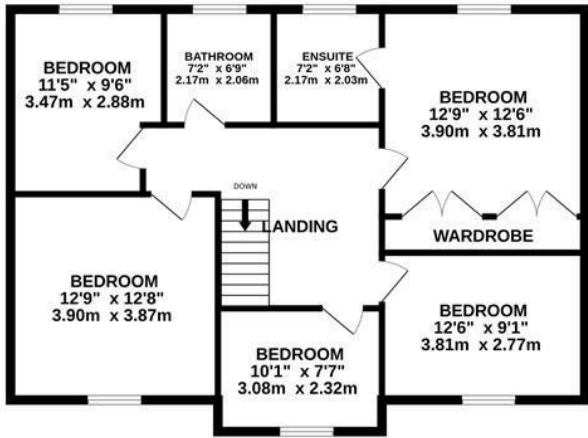
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# Floor Plan

GROUND FLOOR  
2281 sq.ft. (211.9 sq.m.) approx.



1ST FLOOR  
872 sq.ft. (81.0 sq.m.) approx.



TOTAL FLOOR AREA : 3153 sq.ft. (292.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## AT A GLANCE...



Multiple versatile living/reception rooms to the ground floor



Open-plan kitchen diner with central island offers more than ample storage and utility space



All sizeable bedrooms, some of which with ensuite facilities



Multiple bathrooms throughout the house, meaning it can easily cater to many options



The rear garden is a great size, offering a range of areas, and is perfect for entertaining



Ample off road parking provided on the driveway, with a double garage too





# SELLER'S SECRET

We've loved how the house effortlessly accommodates family life and entertaining, with plenty of space for everyone to enjoy



## Why we like it....

This property stands out for its rare combination of flexible living space, a self-contained annexe, and a prime village location

# OSCAR JAMES

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To buy or not to buy....

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