



GEDNEY

£500,000



*** NEW BUILD *** Clipsham House is an executive detached residence set within the sought-after rural village of Gedney. Constructed in refined Clipsham stone, the property offers an elegant and timeless presence. The interior provides generous and well-considered living space, including three reception rooms and four substantial bedrooms, two with high-quality en-suites. The ground-floor dining room offers scope to be converted into a downstairs bedroom, subject to any necessary consents. Backing onto the utility room and positioned adjacent to the downstairs cloakroom, there is potential to create an en-suite arrangement, which may appeal to families requiring ground-floor accommodation. A double garage complements the home with excellent parking and storage. Ideally located for Holbeach and Long Sutton, this exceptional property blends rural tranquility with convenience, appealing to buyers seeking a premium lifestyle. EPC Energy Rating B / Council Tax Band F.