



4 BEDROOM DETACHED HOUSE FOR SALE IN SLEAFORD

Guide Price **£825,000**



REF: 3379356

PROPERTY FEATURES

- A charming, spacious, extended home dating to at least 1911
- 3 double bedrooms upstairs, one ensuite, family bathroom and separate WC
- Adjoining self-contained one bedroom ground floor annex
- Study/home office, playroom or 4th bedroom, French doors to garden
- Large entrance hall, double doors to generous dining room, triple aspect, almost 22 ft. living room, French doors to garden
- Fitted kitchen leading to breakfast room, utility room; separate downstairs WC
- Integrated double garage with 2 automatic doors, with storage unit and sink, gated, gravelled front drive with space for multiple cars
- West facing, paved courtyard garden with formal central pond with far reaching farmland views from every aspect
- Single-storey brick outbuilding incorporating good-sized storerooms,
- Fenced 3.5 acres of mature grounds divided into garden and paddocks, mature trees and hedging, and natural pond in far paddock

A delightful, extensive property on 3.5 acres of beautiful grounds surrounded by farmland and nature. It is ideal for those looking for somewhere in an idyllic setting or maybe looking for an equestrian home. Road and rail links are excellent despite the peaceful rural position, and the choice of good schools in the area is superb.

The well-presented property is light, airy and spacious offering very flexible accommodation. An adjoining one bedroom annex provides self-contained living on the ground floor whilst the three double bedrooms, one en suite, and a family bathroom are upstairs in the eaves. Four reception rooms with a good connection to the garden, a kitchen, a utility room, a downstairs WC, an integrated double garage

and some useful outbuildings complete this wonderful home.

Location

Despite the property being in a very peaceful rural location with stunning far reaching views, it is centrally positioned to provide easy access to towns and cities with superb road and rail links. Especially close to the A15; it is also near the A1, the A52, the A17 and the A16. Bourne is only 7 miles south, Sleaford 12 miles north, Grantham 17 miles northwest and beautiful Stamford 17 miles southwest. For commuting to London, the city of Peterborough (approx. 40 mins) has fast trains to King's Cross that take around 45 minutes. The historic city of Lincoln is about 30 miles (40 mins) north.

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Schools

There is a wide selection of schools to choose from with the two nearest primary schools St. Gilbert of Sempringham C of E Primary in Pointon (4 miles) and Morton C of E Primary (5 miles), both rated Good by Ofsted. A highly regarded independent prep school is at Witham on the Hill (11 miles).

For secondary education, Bourne Grammar, a co-ed state school rated Outstanding, is only 7 miles away and further state options include those in Grantham (17 miles) and Sleaford (12 miles). Grantham has the co-ed Priory Ruskin Academy rated Outstanding by Ofsted as well as the famous King's School (for boys) and Kesteven and Grantham Girls' School which are extremely highly regarded state grammar schools also rated Outstanding by Ofsted. Other popular secondary schools are Greenfields Academy and Walton Academy both rated Good. Sleaford has the sought after grammars, Carre's Grammar School and Kesteven & Sleaford High School (for Girls), as well as St. George's Academy, all rated Good. Excellent independent schools are in Stamford, Oakham, Uppingham, Oundle and Lincoln.

Seller Insights

"Come the spring, we will have been here 34 years, the longest we've ever stayed anywhere! We were looking for something rural, preferably with no neighbours that had land, within a 30 mile radius of Peterborough. It took us ages to find and it has been a very happy, much loved home."

"It was originally part of the Ancaster Estate, two cottages with walls three bricks thick, which the previous owners (who were here 17 years) knocked into one house. When we arrived, we added to it dramatically creating the annex which has been ideal for elderly parents to live alongside, building the adjoining garage and extending at the back. We used old bricks and ensured it was in keeping with what was here already. The spaces flow freely whilst there are a lot of rooms which means the accommodation is very versatile and yet there is still scope to extend further, perhaps upwards."

"A while ago, we replaced the windows which are good quality, double-glazed Pvc so it is a very warm and comfortable house."

"Apart from the hedging and the chestnut tree, there was no garden as such or any proper paddocks; it was really just a field around the house although the pyracantha, an incredible white montana clematis and a grapevine, which the birds love, were already mature when we first arrived. There are bulbs that come up each year: snowdrops, hyacinths and daffodils. We created the courtyard which is a real sun trap, and the circular pond is on the site of an old well which we filled in. The old outbuilding is very useful for storage and has electrics; we deliberately kept the archways open so you can appreciate the view beyond."

"It is unbelievably peaceful here and the wildlife is so beautiful. Every day we see deer, sometimes a whole herd will pass by, and we encourage the birds with food. The views are second to none and seen from every aspect taking in sunrises to sunsets."

"It's a great party house; we have had so many over the years, lots of family, adults and children, everyone loves it and says the house has a calm, happy and welcoming feel. We held a wedding here and there was plenty of space and loads or room for parking."

"The paddocks are completely fenced so secure and have bespoke metal gates including a double gate for large vehicles and machinery. There's a natural pond at the far end, and lots of now mature trees. With so much land it would lend itself to being an equestrian property. You could even have a groom living in the annex!"

"There are some terrific dog walks and cycle routes around here – Temple Woods is very close and wonderful to walk in."

"Even though we are in such a rural spot, it is easy to get to towns or onto major roads. Bourne is where I go for shopping. There's an excellent grammar school there too. The A15 is very close, and the A1 not far. When we first came here my husband commuted to London; he would drive to Peterborough – with a few different routes all taking around 40 minutes – and catch a fast train to King's Cross."

"We are really going to miss this place - it has been an idyllic, truly happy home!"

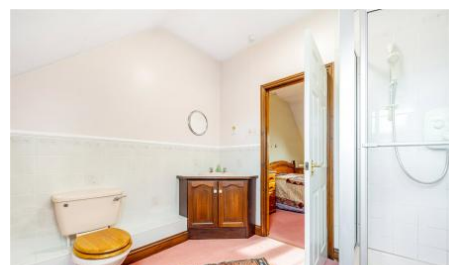
Services: Mains electricity; oil-fired central heating; private septic tank; water supply shared with neighbours and individually metered

Local Authority: South Kesteven District Council

Council Tax Band: F

Tenure: Freehold

PROPERTY PHOTOS





HIGH PARK COTTAGE, ASLACKBY

GROUND FLOOR= 191.4 sq m / 2065.8 sq ft

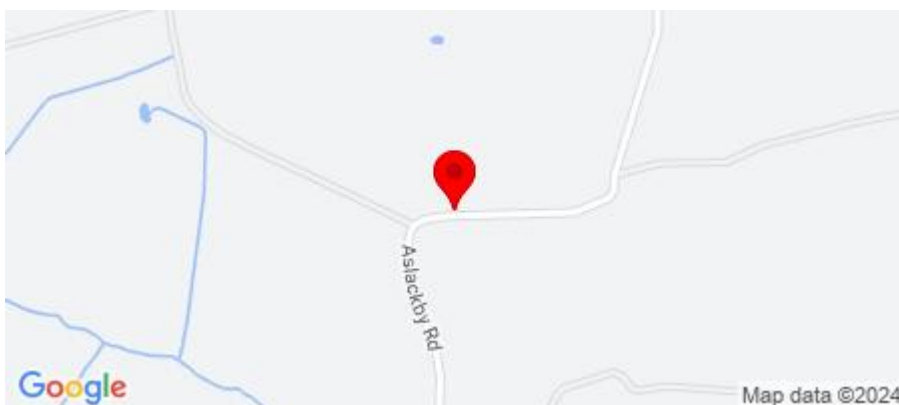
FIRST FLOOR= 82.2 sq m / 881.3 sq ft

STORES= 29.2 sq m / 314.3 sq ft

TOTAL= 302.8 sq m / 3261.4 sq ft



LOCATION



No Media available

No Floorplans available