

Whichcote Fields

Osbournby



MOUNT & MINSTER



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Osbournby

A prominent and impressive private residence with uninterrupted rural views, offering the best of both worlds; handsome period Georgian architecture combined with the benefits of contemporary construction methods.

- Detached Residence
 - Built 2002
- Four Reception Rooms
- Vaulted Kitchen & Utility
 - Four Bedrooms
 - Three Bathrooms
- Master Dressing Room
- Front & Rear Gardens
 - Double Garage
- London Kings Cross: 1 hr (Grantham)



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DESCRIPTION

Set on the edge of a pretty, 'chocolate-box' village with period homes in abundance, enjoying rural views over the open countryside, this wonderful home stands well with imposing elevations typical of the character Georgian period, yet with all the advantages of a contemporary build having been constructed in 2002. Having been recently extended, the living accommodation briefly includes an impressive kitchen with exposed beams and direct access out onto the garden, a dining area and snug, an impressive double aspect formal sitting room, timber framed garden room, four bedrooms and three bathrooms, including an ensuite and separate dressing room to the master suite.

OUTSIDE

The property is approached up a sweeping gravel driveway up to the front of the house with ample private parking and direct vehicular access into the double garage. There is a small lawned area to the front which looks out over a private green, with a side-gate leading to the rear. The back garden is predominately laid to lawn with small trees and flower beds, complimented by paving to the entire rear elevations, providing ideal space for outdoor eating and entertaining.

LOCATION

Osournby is a beautiful stone village, offering rural living with excellent access to various transport connections. The village benefits from a small primary school and day nursery, parish church and public house with a cafe, village store and craft shop. The neighbouring market town of Sleaford lies 6 miles north, and Grantham (15 miles west) provides access to the A1 trunk road, as well as a high speed rail connection with London Kings Cross a mere 62 minutes away. Both towns are well serviced with shopping, sporting and schooling facilities, alongside cultural facilities including an arts centre, cinema and stately homes & gardens.





SCHOOLS

The village has its own primary school. Sleaford's well respected secondary schools – Kesteven and Sleaford High School and St George's Academy - have all been rated 'Good' by Ofsted. There are also a number of primary schools located in both Billingborough and Horbling.

SERVICES

The property is centrally heated (oil) throughout with mains water, electricity and drainage all connected.

ENERGY PERFORMANCE

Rating: D

COUNCIL TAX

Band: F

METHOD OF SALE

The property is offered for sale by Private Treaty.

TENURE

Freehold with vacant possession upon completion.

VIEWING

By appointment only. Please contact the agents on 01476 851400.

ADDITIONAL INFORMATION

Please contact Mount & Minster:

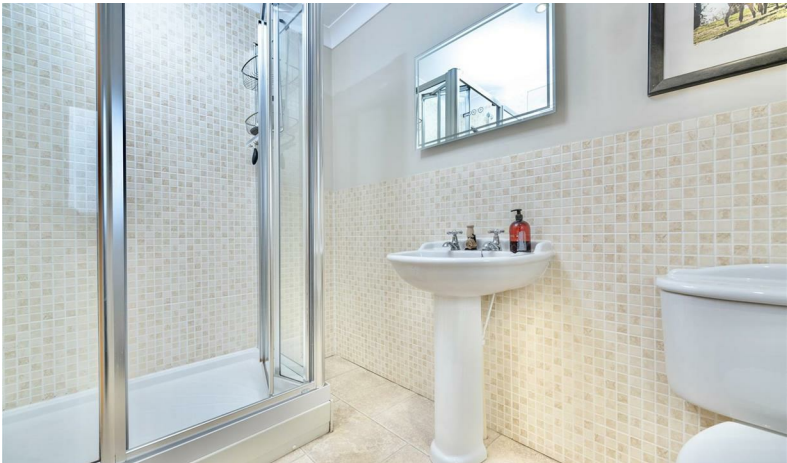
01476 851400

info@mountandminster.co.uk

BUYER IDENTITY CHECKS

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.





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Approx. Gross Internal Floor Area 2290 sq. ft / 212.93 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

