

# Hough Grange

Hough-On-The-Hill



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Tucked away within its own spacious gardens and up a private driveway, this elegant home offers the discerning buyer an opportunity to acquire a spacious property in an enviable location within easy reach of convenient local transport links.

- Country House
- Open-Plan Kitchen & Living
  - Six Double Bedrooms
  - Three Bathrooms
    - Study
    - Cellar
- Triple Garage & Outbuildings
  - Stunning Gardens
  - Electric Gates
- London Kings Cross: 1 Hour (Grantham)



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## DESCRIPTION

A prominent and graceful country residence set in 1.75 acres of glorious grounds within easy reach of major transport links. Hough Grange is not listed and enjoys approximately 5,500 sqft of spacious accommodation including an open-plan Aga kitchen with both dining and seating areas, with a superb bespoke side-kitchen cum butler's pantry. Further living accommodation briefly comprises a large open-plan reception room with both a drawing room and a formal dining room, together with a private study with a log-burner. A wine cellar is located on the lower ground floor.

Upstairs there are six beautifully proportioned double bedrooms with stunning views over the surrounding countryside, complimented by three impressive bathrooms, including an ensuite to the master.

Attached to the principal residence are a range of outbuildings including a very large triple garage, a workshop, a garden store and two further storage rooms. Above the garage is a games room and/or gym that would also make an ideal modern office space. This additional wing is considered suitable for conversion to a self-contained annexe, subject to obtaining the relevant consents.

## LOCATION

Hough-on-the-Hill is one of the most sought-after villages in the East Midlands. Known for it's stunning views, period residences and multi-award winning public house, the Brownlow Arms, this pretty location also offers excellent travel connections to London, with Kings Cross taking just 1 hour from Grantham.

The larger village of Caythorpe is located five minutes away and benefits from a village shop, doctors surgery and two pubs. The popular Hare and Hounds public house is situated in neighbouring Fulbeck. Syston is also in close proximity with a popular farm shop and pick-your-own fruit farm.





Nearby Grantham benefits from its own multiplex cinema and enjoys an arts centre and theatre, along with an excellent leisure centre with facilities for swimming, fitness training and racquet sports. Nearby, the 17th Century Belton House offers beautiful grounds, as well as being home to the superb Belton Park Golf Club where visitors and members are offered 27 challenging holes. Residents will delight in the charming selection of tea rooms, cafés, restaurants and traditional inn-keeper style pubs, typical of a vibrant market town such as this one. The shopping centre provides an intriguing mix of independent stores and family-run boutiques, alongside several major high street names and a good range of supermarkets. A designer shopping village is currently under construction.

### **SCHOOLS**

Both community and independent schools are available for children of all ages, with Grantham's two grammar schools, Kesteven and Grantham Girls School and The King's Grammar School, particularly in high demand, as well as a private mini-bus service to Lincoln Minster School. Grantham Prep International School is located on the edge of Grantham.

### **OUTSIDE**

The property is approached through a pair of electric gates and up a sweeping and illuminated gravel driveway to the front of the house. There is ample parking on a paved driveway to the side of the property with direct vehicular access to the triple garage. There is further parking available to the front elevation of the property.

The impressive gardens will suit a wide range of horticulturists, with the majority of the front garden being laid to lawn and being relatively low maintenance. There is a useful garden shed and a paved terrace immediately outside the kitchen French doors, providing a superb space for outdoor dining and entertaining. Beyond the lawns, the rest of the outside space has currently been established as an attractive grass meadow with a plethora of trees, shrubs and wild flowers. Pathways have been established for pleasant walks and to observe the wildlife with seating areas.





# Grange Lane, Hough-on-the-Hill



**Approx. Gross Internal Floor Area 5524 sq. ft / 513.20 sq. m**

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

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Registered in England and Wales. Registration Number: OC398777

Autumn Park Business Centre, Dysart  
Road, Grantham, NG32 7EU

Tel: 01476 515 329

Email: [info@mountandminster.co.uk](mailto:info@mountandminster.co.uk)

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