

# Waney Edge

Newton



MOUNT & MINSTER



## Waney Edge

Newton

Set down a long, sweeping driveway with generous gardens and flexible living accommodation, this charming country residence enjoys character living in a 'chocolate box' village, just an hour by rail to London Kings Cross.

- Detached Residence
  - Village Location
- Landscaped Gardens (0.55ac)
  - Excess of 3,300 sqft
  - Four Reception Rooms
  - Four Principal Bedrooms
  - One Bedroom Annexe
    - Three Bathrooms
    - Garage & Workshop
- London Kings Cross: 1hr (Grantham)



MOUNT & MINSTER

## DESCRIPTION

Offering flexible living with bedrooms both on the ground floor and the first floor, with additional living accommodation in a separate annexe, this beautiful home offers the discerning buyer the opportunity to acquire a prominent property surrounded by similar, premium homes in an equally attractive village within close proximity to Grantham with its superb travel connections and excellent schools.

Accommodation briefly includes an impressive reception hall with a galleried landing, a light and spacious Aga kitchen, a separate dining area or snug off the kitchen, a large sitting room with a log burner, a garden room looking out over the well-manicured gardens, a dedicated home office for working from home, two double bedrooms and a shower room on the ground floor, two additional bedrooms on the first floor with another bathroom, as well as an annexe with its own staircase with another reception area with bedroom and shower room. There is also a boot room, utility and a workshop.

## OUTSIDE

The property is approached via a long gravel driveway through gated access, with the drive sweeping through the gardens, over a bridge and onto a very spacious driveway with parking for multiple vehicles. There are multiple landscaped areas which are made-up of lawns, flower beds, trees and shrubs. There is a small beck running through the middle of the gardens and a dedicated terrace immediately outside the garden room, providing a splendid spot for outdoor dining and entertaining, complimented by an electric double awning. A car port is located to the front with direct vehicular access into the garage, as well as a brick and pantile garden store near the bridge in the front garden.

## LOCATION

Newton is a beautiful village, offering rural living with excellent access to various transport connections. The village benefits from a parish church, pottery studio and public house. The neighbouring market town of Sleaford lies approx. 10 miles north, and Grantham (approx. 10 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

Local schools include Osbournby Primary School, Compass Community School Lincolnshire and The Ropsley Church of England 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. Of particular note are the Grammar Schools in Grantham, with The King's School and Kesteven & Grantham Girls School both prestigious local academic establishments and highly sought-after.





#### SERVICES

The property is centrally heated throughout (oil) with mains water and electricity. Drainage is to a klargester.

#### ENERGY PERFORMANCE

Rating: C

#### COUNCIL TAX

Band: F

#### METHOD OF SALE

The property is offered for sale by Private Treaty.

#### TENURE

Freehold with vacant possession on completion.

#### VIEWING

Strictly by prior arrangement with the Agents (01476 851400).

#### ADDITIONAL INFORMATION

For further details, please contact Mount & Minster:

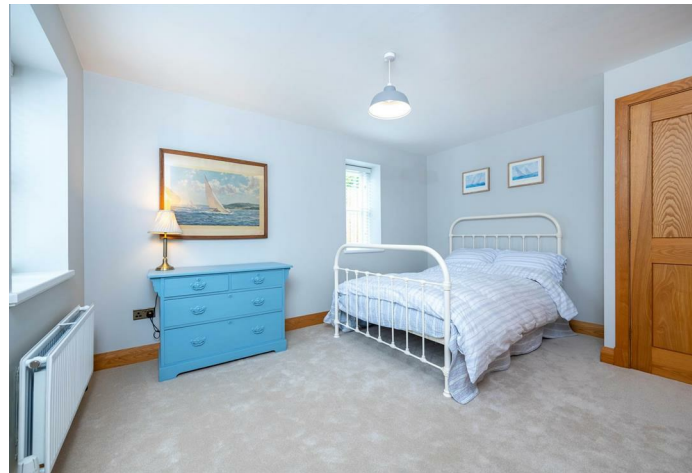
T: 01476 851400

@: 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.





# Newton, Sleaford



**Approx. Gross Internal Floor Area 3387 sq. ft / 314.70 sq. m**

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

Produced by Elements Property

Mount & Minster endeavour to provide accurate particulars, however they should not be relied upon as statements of fact. All the information provided should be verified by yourselves or your advisers. These particulars do not constitute any part of an offer or contract. Our staff have no authority to make or give any representation or warranty whatsoever in respect of the property. The services, fittings and appliances have not been tested and no warranty can be given as to their condition. Photographs may have been taken with a wide angle lens. Plans are for identification purposes only, are not to scale and do not constitute any part of the contract. Mount & Minster is the trading name of Mount & Minster LLP. Registered Office: Atton Place 32 Eastgate, Lincoln, LN2 1QA. Registered in England and Wales. Registration Number: OC398777

Autumn Park Business Centre, Dysart  
Road, Grantham, NG31 7EU  
Tel: 01476 515 329  
Email: [info@mountandminster.co.uk](mailto:info@mountandminster.co.uk)



