



No. 129

Set in the heart of one of the area's most picturesque villages—Frampton is renowned for its charming period homes, listed manor houses, and pretty country cottages—this individually designed four-bedroom property combines modern comfort with timeless appeal. Just around the corner from the Frampton Marsh Nature Reserve and so perfect for dog walkers and nature lovers, Holly Tree Lodge is on the outskirts of a thriving village with amenities, ten minutes from the historical market town of Boston and surrounded by countryside. South of Boston, the sellers are easily able to drive to Peterborough in 40 minutes, where a direct train arrives in London Kings Cross, only 45 minutes later.

Built in 2000 and approached via a long private driveway, this unique property offers generous off-road parking, a double garage with remote-control electric doors which give an impressive approach.

Since purchasing the home four years ago, the current owners have enhanced it with stylish oak flooring throughout much of the ground floor, fresh neutral décor, a new bathroom and kitchen upgrades, the addition of five sets of elegant French doors, and a beautifully landscaped rear garden and patio.

Inside, versatile reception rooms and a modern, open-plan layout allow a natural flow between the house and gardens, which are bathed in natural light from large picture windows and multiple sets French doors that frame the sun-filled rear gardens and courtyard areas. A well-considered design feature of a ground-floor bedroom with adjacent luxury bathroom provides flexibility for multi-generational living.

Spacious, characterful, and offered with no onward chain, this striking property perfectly balances village charm with contemporary design—an exceptional opportunity in sought-after Frampton.





A wooden front door with opaque side panels, leads into an **open-plan reception hallway** with solid oak flooring, feature galleried landing and a combination of wall light points and LED spotlights to the ceiling. This generous hallway has two radiators beneath ornate radiator covers. A large picture window overlooking the rear garden as well as a pair of French doors, enable the inside of the property to flow naturally to the outside in the warmer months.

Open-Plan Dining Room/Snug 3.48m x 2.46m (11'5 x 8'1) - Has a double glazed window to the front aspect, a continuation of the solid oak flooring, LED spotlights and radiators beneath radiator covers.

Kitchen-Diner 5.03m x 4.47m (16'6 x 14'8) - Has double glazed windows to the front aspect and tiled floor. The kitchen comprises an extensive range of solid granite work-surfaces, which extend into a co-ordinating breakfast bar. The kitchen comprises a generous range of drawer and cupboard units at both base and eye level, with integrated appliances to include a new dishwasher, electric hob and fan oven, integrated larder style fridge and freezer units and wine cooler. A 1 & 1/2 bowl sink has a mixer tap over.

Breakfast Area/Study - Has oak flooring, uPVC French doors opening onto a side patio/barbecue area and a further door opening through to:

Utility Room 2.64m x 3.25m (8'8 x 10'8) - Having door to the front aspect, radiator, tiled floor and worksurface space with drawer and cupboard units at both base and eye level. There is space and plumbing beneath the work surfaces for a washing machine and tumble dryer and a single drainer sink unit with mixer tap over.

Lounge 2.90m x 3.99m (9'6 x 13'1) - Has two sets of French doors to both the side and rear aspects which open onto the beautifully landscaped garden and patio areas. Two further windows to the side aspect and two radiators. There is a continuation of the oak flooring and a combination of wall and LED spotlights. An attractive stone fireplace houses a living flame log style gas fire.

Ground Floor Bedroom One 5.31m x 3.48m (17'5 x 11'5) - Has uPVC French doors opening out onto the patio and garden beyond and a uPVC box bay window to the rear aspect with fitted window seat has storage beneath. The bedroom benefits from a range of built in bedroom furniture to include fitted wardrobes with hanging rails and shelving, co-ordinating bedside units and drawers. This ground floor bedroom is adjacent to the:

Ground Floor Bathroom 4.24m x 2.36m (13'11 x 7'9) - Having double glazed window to the front aspect and fully tiled walls and floor. This lovely modern bathroom comprises a four piece suite to include a large fully tiled walk-in shower with both rain shower fitting and handheld hose, twin vanity wash basins have mixer taps over and drawers beneath with a vanity mirror and shaver points above. A contemporary style freestanding bath has side mounted mixer tap and there is a low flush WC.

The first floor galleried landing has two Velux style windows to the rear aspect and doors arranged off to three further double bedrooms.

Bedroom Two 3.38m x 4.47m (11'1 x 14'8) - Having French doors and windows to the front aspect that open to reveal a wrought iron balcony, radiator and built-in wardrobes with hanging rails and shelving. There is a combination of wall and ceiling light points.

Bedroom Three 3.07m x 4.47m (10'1 x 14'8) - Has a double glazed window to the side aspect and French doors with side panels that open onto a Juliet style balcony with wrought iron railings overlooking the rear garden and a radiator.

Bedroom Four 1.85m x 3.35m (6'1 x 11'0) - Has a double glazed window to the side aspect, loft access and a radiator.

Modern Family Bathroom - Has a double glazed window and fully tiled walls and floor. The bathroom comprises a modern white bathroom suite of panel bath with shower and screen over, low flush WC and pedestal wash handbasin. The bathroom also benefits from an electric towel rail and a built-in airing cupboard.









- EPC Rating – C
- Council Tax band – F
- Heating – Mains Gas
- Drainage – Mains
- Tenure – Freehold
- NO CHAIN



Outside - The property is reached over a generous sweeping driveway which provides ample off-road parking for several vehicles and access to the:

Attached Double Garage - Which has two electrically operated up and over doors, lights, and power point, has a **workshop** to the rear **6.45m x 2.49m (21'2 x 8'2)**

Double wrought iron gates to the side of the property provide access to a further secure driveway which would be ideal in the agent's opinion for a works vehicle or similar, and which leads down to a: **Detached Timber Workshop** - Perfectly concealed from the road.

There is an established garden to the front of the property and to the rear is a beautifully landscaped garden, with laurel hedging on the boundary which is totally enclosed. This lovely private garden is filled with sunshine in the summer months and enjoys many mature and well-established shrubs and bushes, to include a variety of ferns grasses and palms. This attractive garden enjoys shape, colour and structure all year round and yet is reasonably low maintenance having a generous patio and borders with slate chippings. An attractive garden summerhouse provides welcome shade from the full sunshine and a retaining wall has built in lanterns which provide atmospheric outdoor lighting on evenings. The swim spa visible in the photos may be open to separate negotiation within the sale of the property, along with a pizza oven to the side of the house.

PROPERTY ADDRESS

GROUND FLOOR= 152.65 SQ M / 1639.75 SQ FT

FIRST FLOOR= 65 SQ M / 699.1 SQ FT

GARAGE= 29.55 SQ M / 321.75 SQ FT

TOTAL= 247.2 SQ M / 2660.6 SQ FT

