



Witham Grove

When you stand in the paddocks at Witham Grove, you can hardly believe that you are actually on the close outskirts of the town. Offered with no onward chain, the property takes full advantage of some wonderful open country views that the county is famous for, and better still, is also situated in a no-through road location close to both neighbouring woods and a picturesque riverside walk along the river Witham back into the town.

Enjoying a plot extending to just under one and a half acres, the property will suit a buyer looking to enjoy all of the benefits of country life yet still preferring to have the convenience of the many facilities and amenities available in the market town of Boston. The land is ideal for anyone with horses as along with the generous established gardens it is mainly divided into three paddocks by a combination of post and rail fencing and five bar gates. There is also a concrete hard-standing area with a further gate leading onto a floodlit all-weather menage. Outbuildings include a field shelter in one of the paddocks and a purpose built stable block including two 12'0 x 12'0 stables, a 16'0 x 12'0 stable and an 8'0 x 12'0 tack room. An open-ended barn measures 24'0 x 12'0 and provides useful storage and an animal pen.

Dating back originally to the 1850's, the house itself was re-built in the 1980's and retains many character features within it's layout, as well as four generous double bedrooms and two reception rooms. The farmhouse-style kitchen and boot room compliment the style of the original farmhouse and were fitted by well-respected local kitchen makers Murdoch Troon. There is also a modern four piece bathroom plus a dressing room and en-suite off the master bedroom, and ample study space on the landing for this to be considered as a room in it's own right.





Entrance – A uPVC front door leads into the Entrance Hall – Having a tiled floor, staircase rising to the first floor with under-stairs storage, integral door to the garage and doors arranged off to:

Cloakroom – Having a uPVC window to the front, radiator, pedestal wash basin and a close coupled WC.

Sitting Room – 12'11 x 12'0 (3.69m x 3.65m) – Having uPVC windows to the front and side, decorative ceiling and a radiator.

Dining Room / Lounge 20'0 x 11'11 (6.09m x 3.39m) – Open plan in design to the kitchen, with Karndean flooring, uPVC window to the side and uPVC French doors to the rear patio and garden. Exposed brick chimney breast with wood-burner inset and wall light points. Opening leads to the:

Kitchen-Diner 13'0 x 12'0 (3.96m x 3.66m) – With uPVC windows to the side and rear and an extension of the Karndean flooring. Murdoch Troon solid wooden kitchen to comprise a range of wooden worktops with a bespoke design of drawer and cupboard units at base and eye level as well as a larder cupboard with shelving. There is an inset ceramic 'Belfast' style sink unit with taps over, a Belling LPG gas fired cooking range with an extractor canopy over, space and plumbing for a free-standing dishwasher and space for American style fridge-freezer. Door to:



Utility / Boot Room 9'0 x 6'0 (2.74m x 6'0m) – Having a flagstone floor and a range of Murdoch Troon handmade kitchen units to comprise wooden worktops and drawer and cupboard units at base and eye level. There is a ceramic 'Belfast' style sink unit and access through to a side porchway which has a door to the rear and space and plumbing for washing machine and tumble drier.

Landing – Providing a great study area with two uPVC windows to the front, radiator and loft access.

Bedroom One 15'0 x 9'0 (4.57m x 2.74m) – Having a uPVC window to the rear, radiator, doors to walk-in wardrobe with hanging rails.

Bedroom Two 13'0 x 12'0 (3.96m x 3.65m) With uPVC window to the side, walk-in wardrobe shelving and door to the landing. En-Suite – Has window to the rear, fully tiled walls and floor and a towel rail. Three piece suite comprises a corner bath with shower and screen over, pedestal wash basin and low level WC.

Bedroom Three 13'0 x 12'0 (3.96m x 3.65m) – With uPVC windows to the front and side, radiator.

Bedroom Four 12'0 x 11'0 (3.65m x 3.35m) – Having windows to the side and rear, radiator.

Family Bathroom comprises a four piece suite of panel bath, double shower enclosure, close coupled WC and pedestal wash basin. There are spotlights to the ceiling, fully tiled walls and floor and a heated towel rail.

Outside – The property is reached over a generous driveway providing off road parking and hard standing for several vehicles with lights and outside tap. An integral garage has up and over door, light, power and the boiler and an integral door through to the hall of the property.

Five bar gates provide vehicular access to both the paddocks and the all-weather menage. There is a timber stable block comprising the aforementioned three stables and tack room and the open barn off the driveway.

The 'family' garden is mature and well established and is laid to lawn with several shrubs, bushes and mature trees and a paved patio off the kitchen. An attractive water feature has a small bridge over and many flowering plants around.

Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract or formal lease.

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