



Froggam Hall, Wythes Lane, Fishtoft, Boston, PE21 9RY



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An exceptional detached house completed in 2023 and finished to a high standard. On a plot of approximately 2.62 acres, subject to survey, with open views. Beautifully presented and with over 6,800 square feet of spacious accommodation comprising of an entrance hall which leads to a further hall with a contemporary style oak & glass staircase rising to the first floor. Off the hall there is a sitting room and a large lounge with a brick-built fireplace & wood burner. The dining kitchen is extensively fitted with integrated appliances and an island unit. Off the kitchen is a large orangery with French doors to a paved patio.

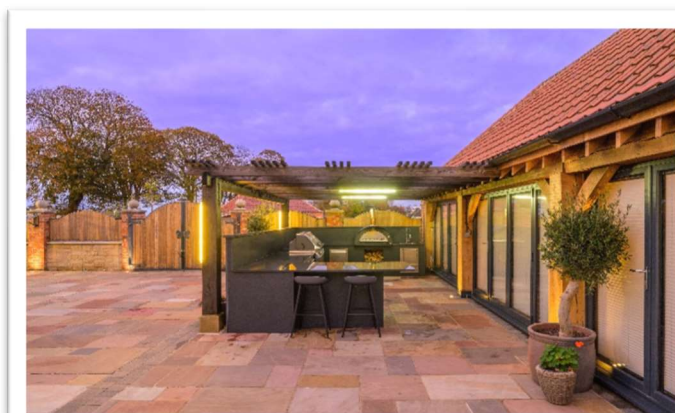
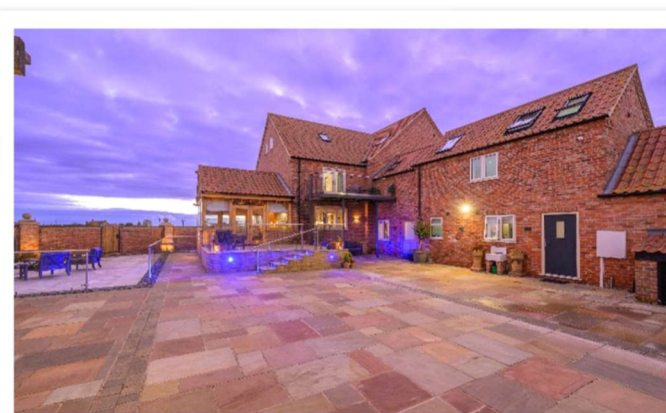
On the first floor there is a master bedroom with a dressing room and en-suite bathroom off. There are three further bedrooms to the first floor, two of which have an en-suite, a further landing area and a bathroom with a separate shower. To the second floor there is bedroom five with dressing area and an en-suite bathroom and a further bedroom with fitted wardrobes.

A utility room with cloakroom off has a door to the fantastic leisure suite which comprises of a study, heated swimming pool, bar area, games room, changing room with shower room off, steam room and a hot tub room.

To the front of the property there is a lawned garden. To the rear of the property there is a large enclosed & private paved patio area with an outdoor fire.

The outside entertaining area has an open plan living/dining/kitchen area with a shower room off and bi-fold doors to an outdoor kitchen. Being fully equipped with a wood-fired pizza oven, sink, fridges, freezer and top-of-the range BBQ/Grill.

Electric gates give access to large gravelled driveway and lead to a garage block which comprises of a double garage with electric roller doors, utility area, shower room and first floor room suitable for a games room/bedroom/living room etc. There is also gated access to a large enclosed grass paddock beyond.



Freehold

£1,750,000



Key Features

- Detached house
- Six bedrooms
- Lounge & sitting room
- Dining kitchen & orangery
- Bathroom, 4 en-suites & 2 shower rooms
- Leisure suite including swimming pool
- Entertaining area with outdoor kitchen
- Driveway & double garage
- Plot approx. 2.62 acres (STS)
- EPC rating B





ACCOMMODATION

The accommodation in brief comprises:

ENTRANCE HALL

3.7m x 3.95m (12'1" x 13'0")

INNER HALL

3.8m x 3.95m (12'6" x 13'0")

SITTING ROOM

3.8m x 4.8m (12'6" x 15'8")

LOUNGE

4.5m x 8.85m (14'10" x 29'0")

DINING KITCHEN

8.4m x 8.6m (27'7" x 28'2")

(max L-shaped)

UTILITY

3.95m x 6m (13'0" x 19'8")

With cloakroom off and door to leisure suite.

FIRST FLOOR LANDING

MASTER BEDROOM

4.4m x 5m (14'5" x 16'5")

With dressing area off and french doors to a balcony with a staircase down to the patio area.

EN-SUITE BATHROOM

2.7m x 2.74m (8'11" x 9'0")

BEDROOM TWO

3.94m x 5.82m (12'11" x 19'1")

(max) With en-suite off.

BEDROOM FOUR

3.47m x 3.8m (11'5" x 12'6")

BATHROOM

2.7m x 2.74m (8'11" x 9'0")

FURTHER LANDING AREA

3.15m x 3.7m (10'4" x 12'1")

BEDROOM THREE

3.15m x 4.37m (10'4" x 14'4")

With dressing area and en-suite off.

SECOND FLOOR LANDING

BEDROOM FIVE

4.43m x 5.4m (14'6" x 17'8")

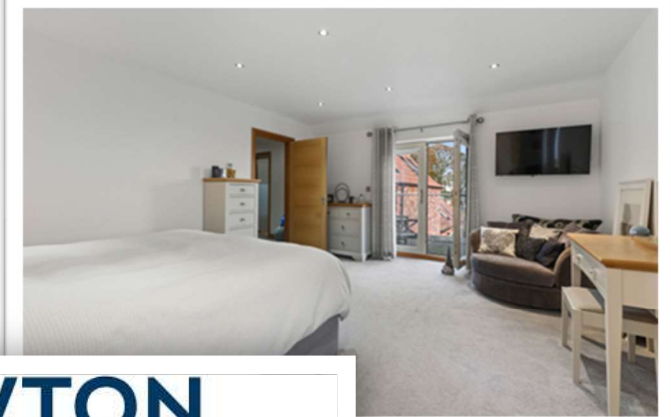
With dressing area and en-suite off.

BEDROOM SIX

4.37m x 4.4m (14'4" x 14'5")

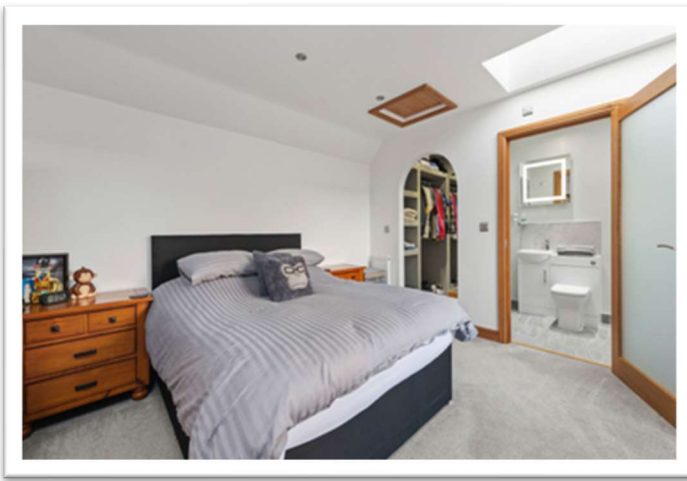
With fitted wardrobes.





 **NEWTON
FALLOWELL**





LEISURE SUITE

Comprising:

SWIMMING POOL

6.15m x 10.5m (20'2" x 34'5")

STUDY

3.96m x 6m (13'0" x 19'8")

BAR

3.6m x 3.85m (11'10" x 12'7")

GAMES ROOM

3.85m x 6.8m (12'7" x 22'4")

CHANGING ROOM

2.5m x 4m (8'2" x 13'1")

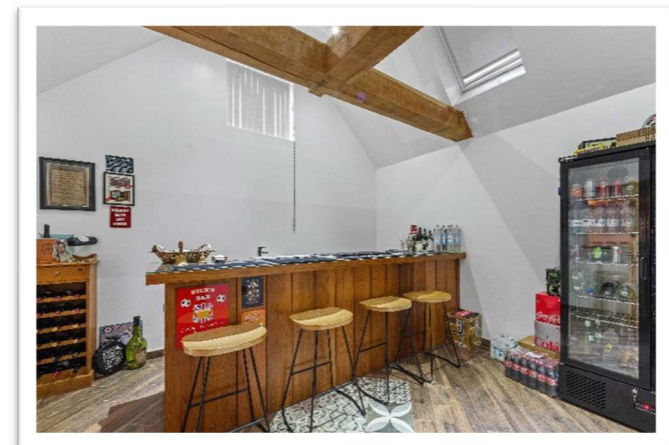
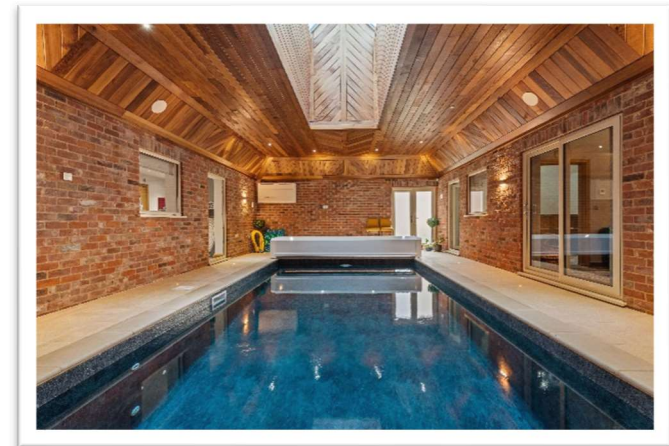
With shower room off.

STEAM ROOM

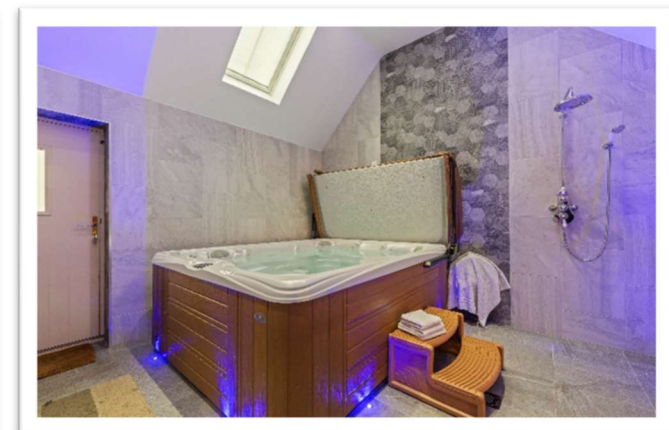
2.2m x 2.2m (7'2" x 7'2")

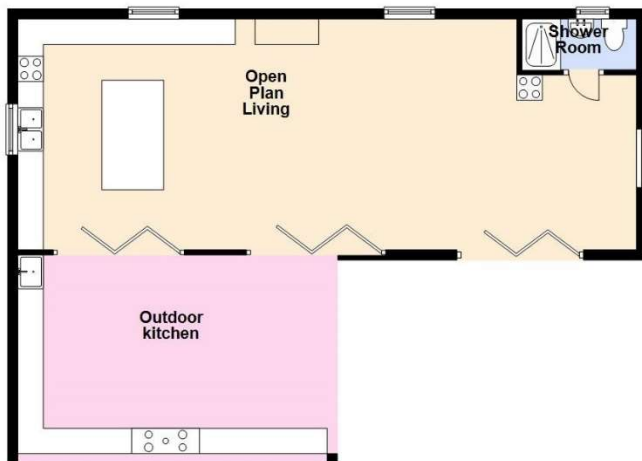
HOT TUB ROOM

3.7m x 4m (12'1" x 13'1")



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ENTERTAINMENT AREA

OUTDOOR KITCHEN

3.9m x 6.08m (12'10" x 19'11")

OPEN PLAN LIVING/DINING/KITCHEN

5.63m x 12.16m (18'6" x 39'11")

With shower room off.

 **NEWTONFALLOWELL**



SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving underfloor heating & radiators. The property is double glazed and the current council tax is band F.

THE PLOT

The property occupies a plot of approximately 2.62 acres, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

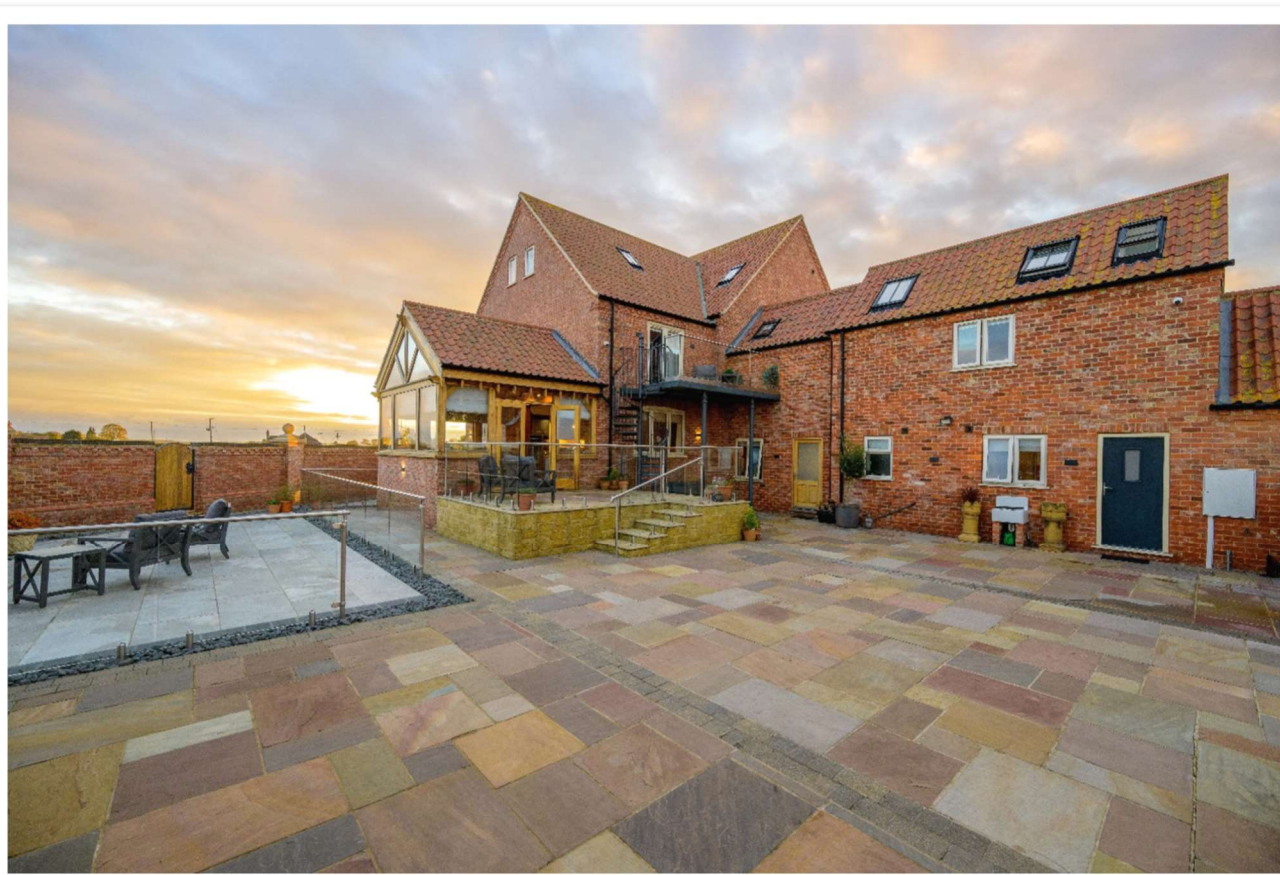
VIEWING

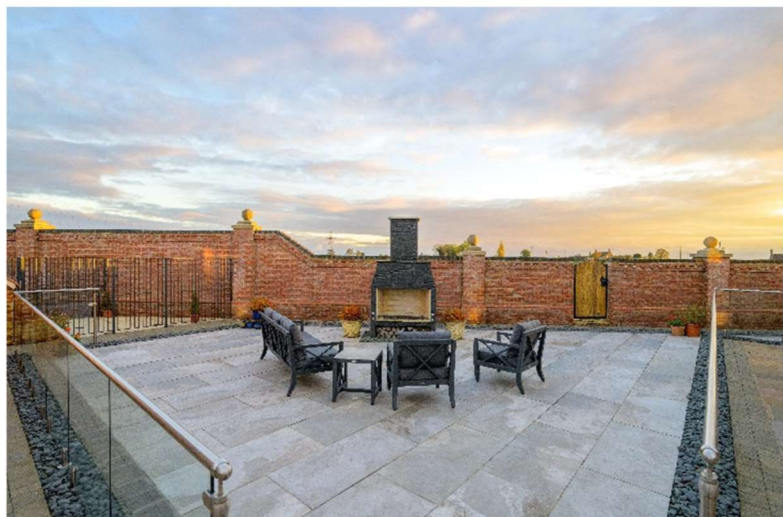
By appointment with Newton Fallowell - telephone 01205 353100.

AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

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Floorplan



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