



COTTAGE AND LAND, MAIN STREET
SPROXTON





A rare opportunity to purchase an idyllic detached stone cottage, sold with a plot of approximately 4 acres of paddock land with excellent equestrian facilities. The property is offered to the market with NO CHAIN.

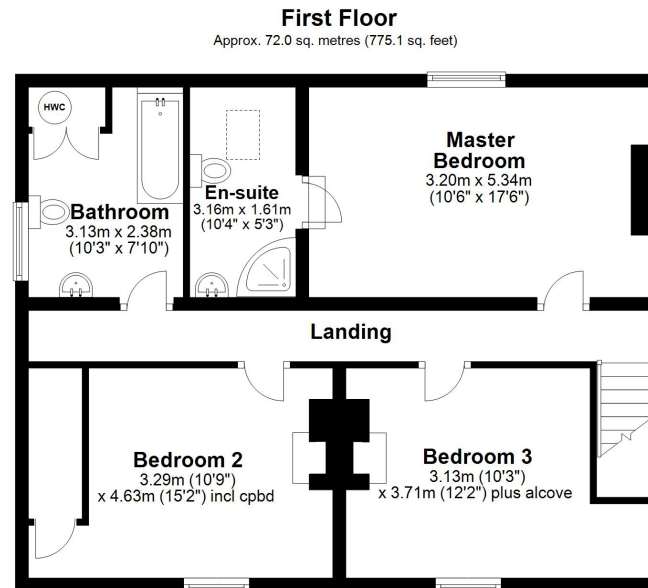
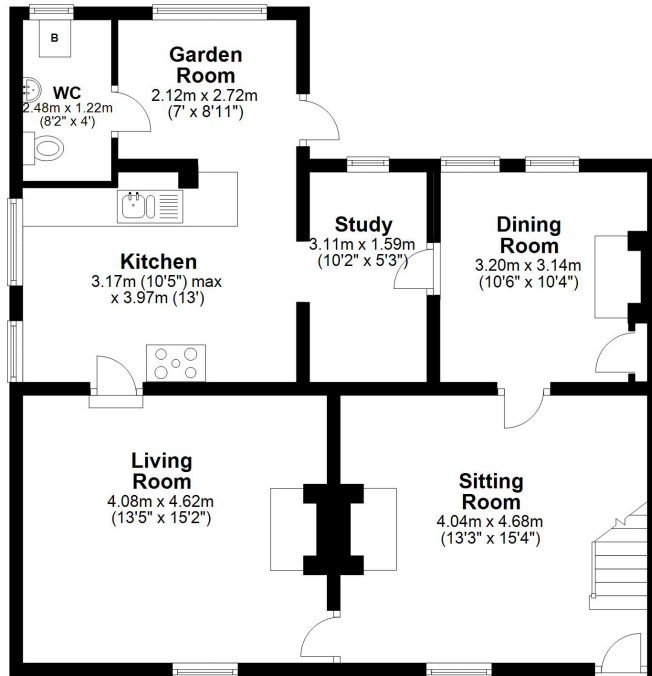
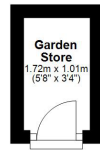
Having been renovated and updated, the cottage is beautifully presented with wealth of charming features throughout. The accommodation comprises a sitting room with open fireplace, living room with wood burner, breakfast kitchen, garden room, cloakroom, study and dining room with wood burner. The first floor offers three well-proportioned double bedrooms, one with an ensuite shower room and the other two are serviced by a main bathroom.

The property is set back just off the village green, with a large area of parking to the front and a South-West facing enclosed walled cottage garden to the rear, with a brick-built garden store and large timber shed.

The land offers the perfect set up for equestrian enthusiasts looking to have horses within walking distance of their home. Attractively positioned in an elevated spot on the edge of the village near the church with attractive countryside views, but just a few minutes' walk from the property via a footpath. The plot has easy access off a quiet back road, with a large area of hard standing, ample parking space for horseboxes, gated areas, two large timber stables with tack room and a pole barn for storage, professionally built 20x40 fenced menage (fibre lock surface and full drainage), tall feather-board fencing along one side of the school as training aid, mains water and excellent access for hacking and many local bridledways.

Sproxton is an attractive village located within a triangle between the Market Towns of Grantham, 10 miles, with mainline rail services to London Kings Cross in approximately 1 hour, Melton Mowbray (9 miles) and Oakham and Rutland Water (11 miles). With super-fast broadband, the village has a public house/restaurant, cricket club, parish church and village hall. Primary education is in the neighbouring village of Buckminster, whilst Witham Hall and Brooke Priory Prep, as well as Stamford, Oakham and Grantham's Grammar's, The King's School or Kesteven & Grantham Girls' School, among others, are all within a 20 mile radius.

Ground Floor
Approx. 81.9 sq. metres (881.4 sq. feet)



Total area: approx. 153.9 sq. metres (1656.5 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors
Plan produced using PlanUp.

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