

THE OLD VICARAGE ANCASTER



Area: 1.37 acres
approximately





The Old Vicarage is a substantial stone country residence which has recently undergone full renovation, offering a modern finish combined with the original charming features.

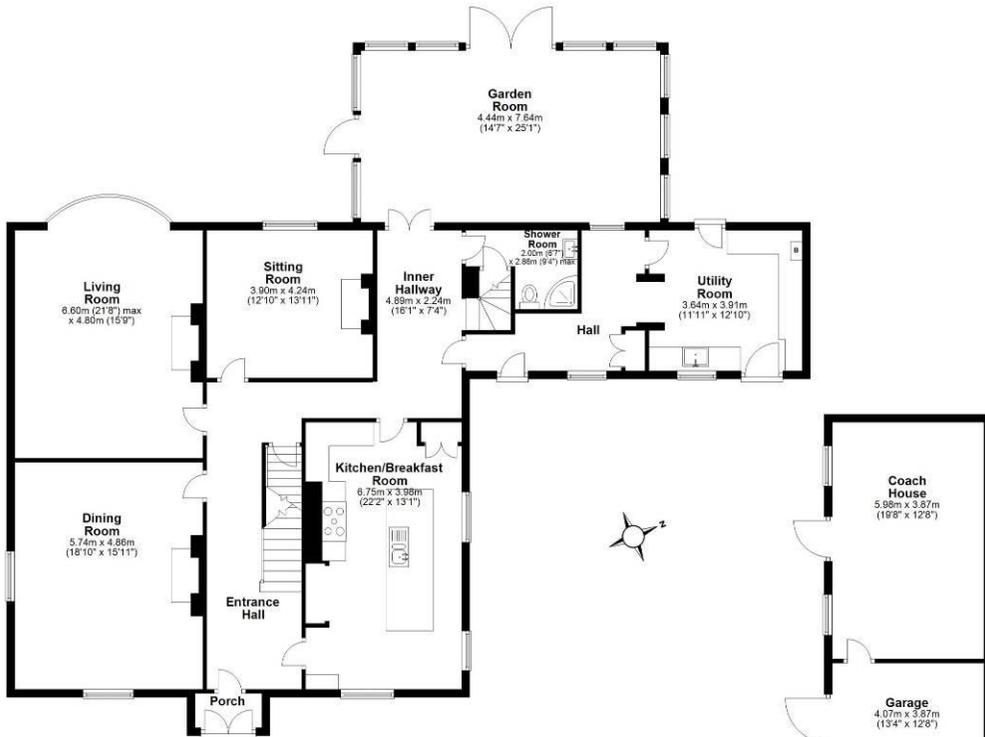
The immaculately presented accommodation comprises an attractive entrance hall, dining room, living room, sitting room, newly fitted breakfast kitchen with feature island, large utility/boot room with separate access to the drive and garden, shower room and inner hallway leading to large Vale garden room giving access to the terrace. Stairs lead down to the basement which offers a large wine cellar and further cellars. Two separate staircases give access to the first floor, with two landings leading to five double bedrooms, three of which benefit from ensuite bathrooms and the further two are serviced by a main bathroom. The second floor gives a further two double bedrooms.

Externally, the property is approached through a gated access leading to a large driveway providing private parking for multiple vehicles. A detached two-story outbuilding gives a garage and coach house with two store rooms above. This could be converted to create separate annexe accommodation – for which planning permission has previously been granted (lapsed).

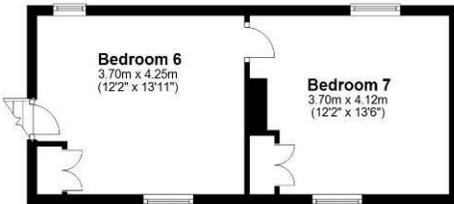
The South-facing grounds have been fully landscaped, with a mature vegetable garden, rear terrace perfect for alfresco dining and boasting a built-in Swim Spa/ Plunge Pool and a separate hot tub enjoying the open views beyond. There is a spacious lawned area which was formerly a grass tennis court.

The Old Vicarage is located on the edge of the popular village of Ancaster, offering good amenities including a primary school, butcher, grocer, post office, petrol station, public house, sports and social club and a doctors surgery. The village is superbly located between both Sleaford and Grantham, with the latter benefiting from a direct train to London (66 mins), Ancaster itself also has an active train station. The village has excellent access to main roads, including the A15, A17, A52 and A1 trunk road.

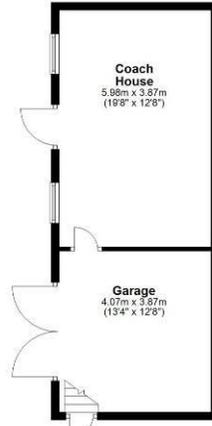
Ground Floor
Approx. 240.5 sq. metres (2588.7 sq. feet)



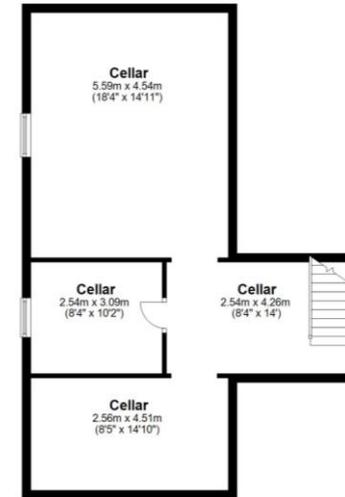
Second Floor
Approx. 31.1 sq. metres (334.3 sq. feet)



First Floor
Approx. 201.9 sq. metres (2173.5 sq. feet)



Basement
Approx. 56.8 sq. metres (611.1 sq. feet)



Total area: approx. 530.3 sq. metres (5707.6 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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