

# STROXTON HOUSE

Stroxtan, Grantham, Lincolnshire







# SUMMARY

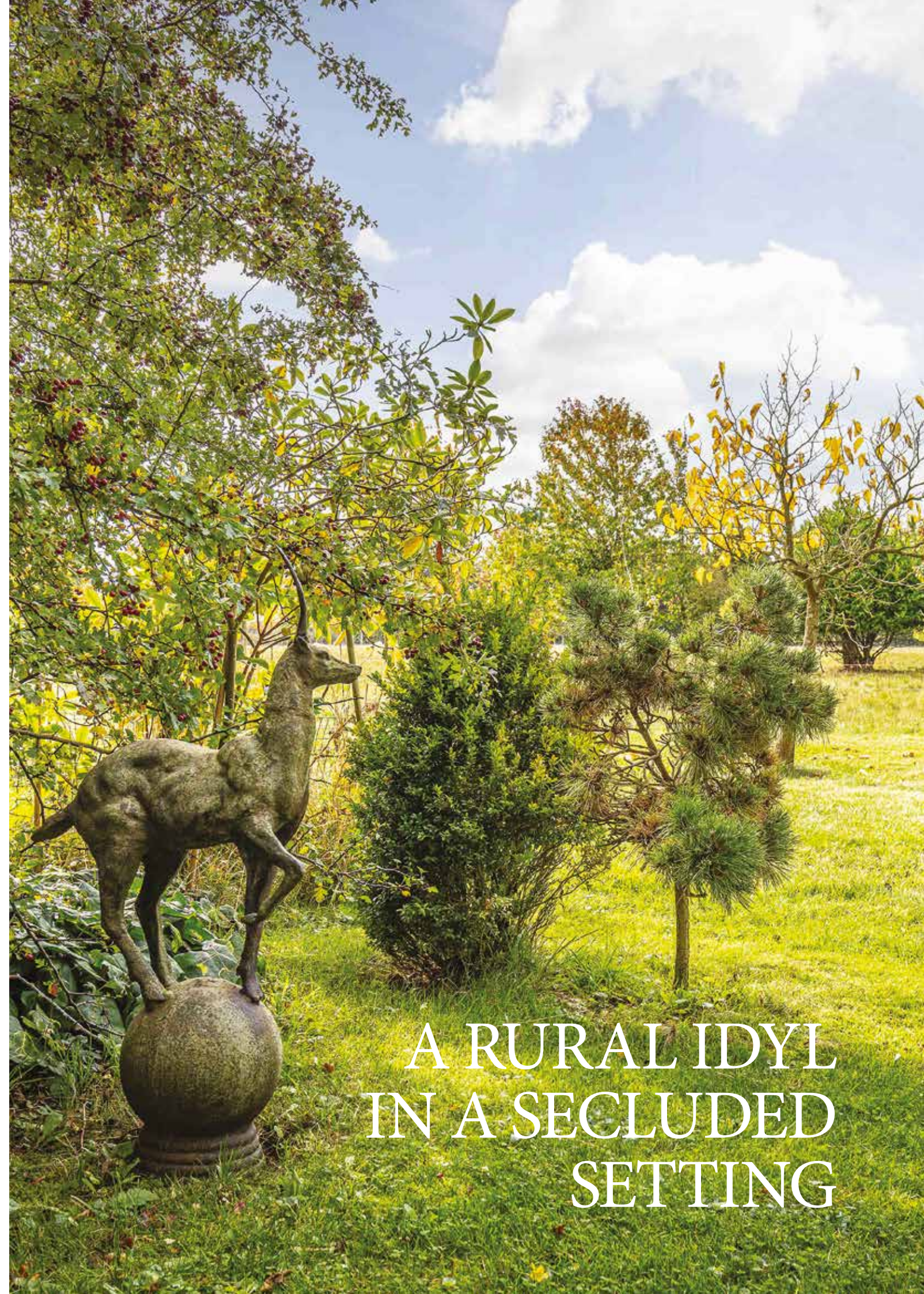
A rural idyl in a secluded setting, Stroxtan House is a beautifully presented family home placed in a substantial plot, extending to approximately 22.81 acres (9.23 hectares) and benefitting from extensive views over the adjoining farmland. The rare offering is situated in a sought-after and well-connected location, in the vicinity of the attractive Vale of Belvoir and with excellent transport links.

Dating from 1875, the property has been occupied by the family of its original owner since 1977, in which time it has been extensively modernised. Constructed of local stone, with red brick to the rear, the country home oozes character thanks to the original features showcased throughout. The gardens have been thoughtfully planted with trees and ornamental shrubs, to complement the setting and façade.

Arranged across two floors, the property boasts approximately 4,178 square feet of accommodation including three reception rooms, five bedrooms and three bathrooms. Decadently finished, the living space is versatile with excellent scope for rearrangement.

Externally, the mature gardens comprise extensive landscaped lawns, a vegetable garden and an outdoor swimming pool. The range of outbuildings include a double garage, various stores along with both modern and traditional general purpose and equestrian buildings as well as an all-weather sand and rubber chipping manège. There is also a further traditional building within the paddock land.

In addition to the gardens, land extending to approximately 17.78 acres (7.20 hectares) surrounds the property. Organised in paddocks, the grassland is ideal for horse grazing.



## A RURAL IDYL IN A SECLUDED SETTING





# LOCATION

Positioned on the outskirts of the quaint village of Stroxtun, the property is privately located and accessed via a sweeping, tree-lined driveway off a quiet lane. Balancing countryside living with local convenience, Stroxtun House is less than five miles from the market town of Grantham with its amenities and facilities.

Grantham offers a wide range of shops, services and a mainline railway station with frequent direct services to London King's Cross, making the capital accessible in less than an hour and a half. The A1 road is nearby, with both north and southbound junctions being less than 10 minutes from the drive end.

In the heart of south west Lincolnshire, close to the Leicestershire and Rutland borders, Stroxtun House is only around 25 minutes from the charming, historic market town of Stamford as well as Melton Mowbray. A range of local attractions including Belvoir Castle, Belton Estate and Rutland Water are also only a stone's throw away.



# ACCOMMODATION

## GROUND FLOOR

**Entrance Hall** A warm welcome to the property is provided by the well-proportioned stone porch leading into a hallway with stairs to the first floor. A door from under the stairs opens onto steps down to a large, useful cellar space. Currently used for storage, the cellar offers further scope for development into other uses including a cinema room or gym.

**Drawing Room** (4.81m x 4.28m) Built for entertaining, the bright and attractive drawing room is perfect for welcoming guests. A large window on the front aspect floods the room with natural light and the impressive limestone fireplace provides a beautiful centrepiece. With a floor of traditional oak boards and bespoke half panelling the drawing room is full of character and charm. A door leads through to the dining area.

**Dining Room** (7.75m x 3.79m) Orangery-style extension with reclaimed Gothic windows and slate flooring. The room was added to the main house in 1990. Currently used for dining and comfortable seating 18, the dining room has French windows leading directly onto a paved terrace with ornamental pond.

**Sitting Room** (5.23m x 4.83m) Cosy and comfortable sitting area with the benefit of an open fireplace and accessed either directly from the hallway or via a small double doorway from the kitchen.

**Kitchen** (5.14m x 4.04m) Elegantly appointed kitchen with a large central island and topped throughout with exquisite Italian granite. A doorway leads through to a breakfast room which provides further dining space and useful additional storage.

**Breakfast Room** (4.83m x 3.96m) A peaceful room to the rear of the property offering an option for more casual, everyday dining. French windows open onto a second terrace within the garden.

**Downstairs Cloakroom** (2.86m x 2.50m) Conveniently located between the library and kitchen, a well-proportioned room with WC and a sink set in brown marble above a cabinet, the space also provides further useful storage.

**Inner Hall** (4.21m x 2.52m) With shelves lining three walls and a window flooding the room with natural light, the inner hall is an efficient use of space off the main hallway. A cosy hideaway, it offers a useful and flexible corner of the property.

**Library** (4.81m x 4.28m) Dual aspect with an open fireplace with simulated coal gas burner, currently used as a library and situated at the front of the property, the room has scope for a range of purposes including offering further relaxed living accommodation or use as a spacious home office.















FIRST FLOOR

**Landing** Running the length of the property and providing access to all the bedrooms, the landing benefits from a large window on the front aspect of the property as well as the convenience of a further storage cupboard.

**Master Bedroom** (4.81m x 4.28m) Spacious and inviting room with a large four poster bed and bespoke fitted wardrobes. The large window creates a bright and airy feel.

**Ensuite** (3.80m x 3.33m) Well-appointed ensuite with a WC, double vanity unit and a large freestanding, copper bath, providing a luxurious addition to the master suite.

**Bedroom Two** (4.81m x 4.28m) Sunny and flooded with natural light, a further double bedroom to the front of the property with a convenient ensuite.

**Ensuite** (2.94m x 1.69m) Bathroom with a WC, sink and bath and a window looking to the rear aspect of the property.

**Dressing Room** (4.21m x 2.52m) Luxurious, dedicated gentleman’s dressing room complete with fitted wardrobes providing organised storage and maximising the bedroom space available in the property. Space for a large single bed to create further bedroom accommodation.

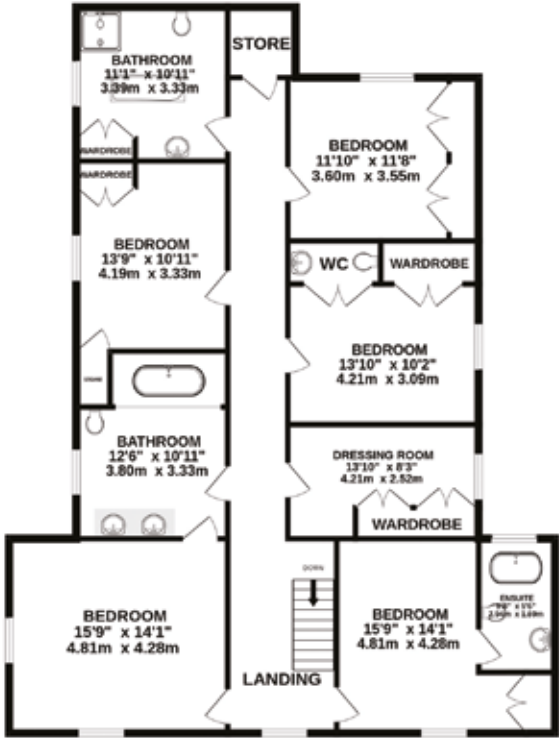
**Bedroom Three** (4.21m x 3.09m) Further double bedroom with the benefit of a fitted wardrobe and the convenience of an adjoining WC.

**Bedroom Four** (4.19m x 3.33m) Well-presented and bright double bedroom with a fitted wardrobe and a window overlooking the garden.

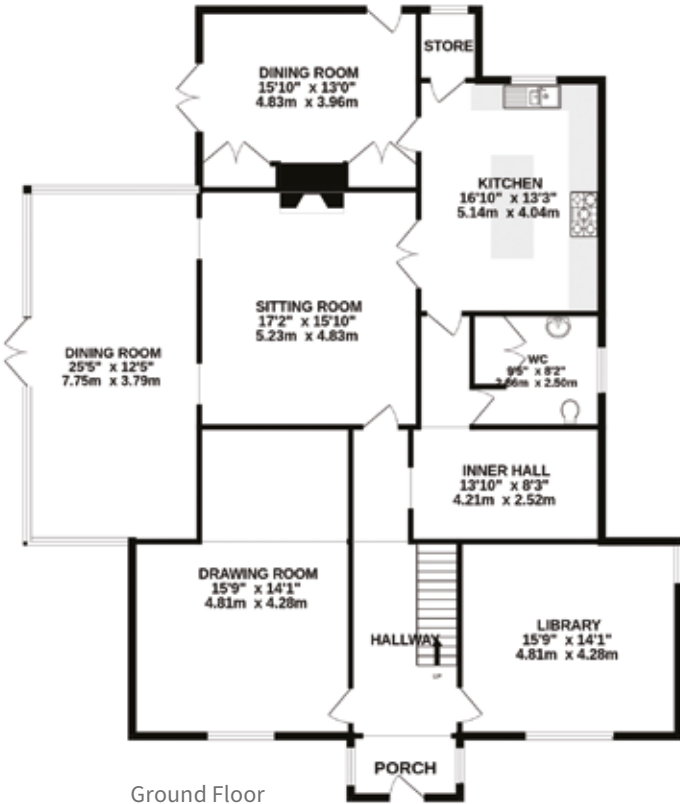
**Bedroom Five** (3.60m x 3.55m) Spacious single bedroom with large, fitted wardrobes. A window overlooks the rear of the property.

**Family Bathroom** (3.39m x 3.33m) Beautifully appointed bathroom with a WC, sink, freestanding bath and shower.

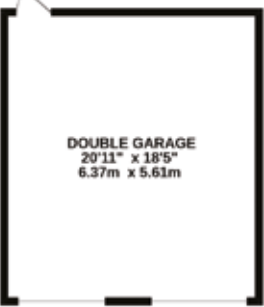
FLOORPLANS  
Approximate Floor Area  
Ground Floor: 2609 sq ft / 242.4 sq m  
First Floor: 1605 sq ft / 149.1 sq m  
Total: 4213 sq ft / 391.4 sq m



First Floor



Ground Floor











# OUTSIDE

Surrounded by peaceful, mature grounds with far-reaching views over open countryside, Stroxtan House boasts outstanding outside space. A terrace leads to large, landscaped lawns with mature trees and shrubs as well as further outdoor areas including a walled vegetable garden and the highlight of the luxurious surroundings, an outdoor swimming pool.

An extremely pretty yard conversion of former farm buildings includes loose boxes for 11 horses, 3 foaling boxes, 3 boxes with views over both the yard and the all-weather manège. A tack room, feed room with extensive extra slatted shelving and room for both small and large lorry storage plus a barn complete the equestrian facilities.

The all-weather sand and rubber chipping horse riding arena, measuring 19.5 metres by 60 metres is surrounded by the traditional stables and general-purpose barns with easy access to the arena and the adjoining paddock land.

The buildings could be brought back into their equestrian use or would be ripe for conversion and could be developed into further residential accommodation (subject to planning).

Conveniently arranged in paddocks with post and rail fenced boundaries and extending to approximately 17.78 acres (7.20 hectares), the grassland at the property perfectly complements the buildings and lends itself to bringing back into use for horse grazing.

With ample parking surrounding the house, Stroxtan House is also well appointed with outbuildings including a double garage, laundry and various stores.







# GENERAL REMARKS & STIPULATIONS

**TENURE AND POSSESSION**  
The property is freehold, with vacant possession upon completion.

**METHOD OF SALE**  
The property is offered for sale by private treaty as a whole.

**LOCAL AUTHORITY AND PLANNING**  
South Kesteven District Council, Council Offices, The Picture House, St. Catherine's Road, Grantham, NG31 6TT | 01476 406080

The property falls within the South Kesteven Local Plan (as adopted in January 2020) and is in a conservation area, designated by Historic England.

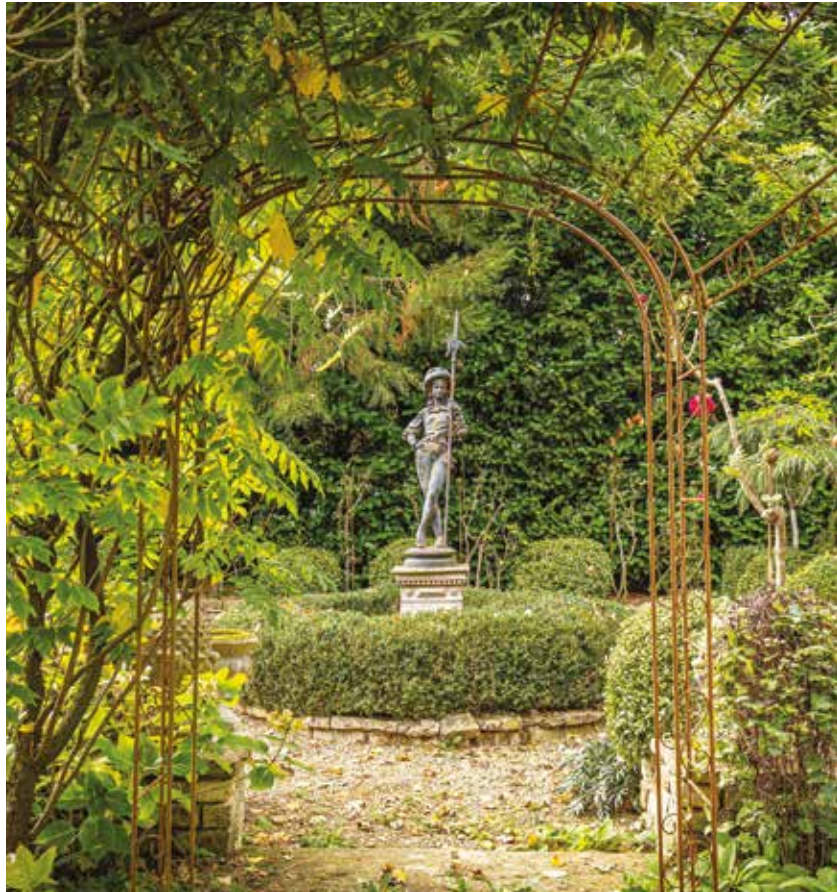
**WAYLEAVES, EASEMENTS AND RIGHTS OF WAY**  
The property is sold subject to and with the benefit of all existing rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, quasi-easements and all wayleaves whether referred to or not in these particulars of sale.

**ENERGY PERFORMANCE CERTIFICATE**  
The current EPC is valid until 6th October 2035 and is a G (14) rating.

**OUTGOINGS**  
The house is in council tax band G.  
  
The charge for 2025/26 is £3,712.80

**VALUE ADDED TAX**  
Should any sale of the land or any right attached to it become a chargeable supply for the purpose of VAT, such tax shall be payable by the Buyer in addition to the Contract Price.

**ANTI-MONEY LAUNDERING**  
In accordance with the most recent Anti Money Laundering Legislation, Buyers will be required to provide proof of identity and address to the Seller's Agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.







OUTBUILDINGS FLOORPLANS  
Approximate Floor Area  
Ground Floor: 4979 sq ft / 462.6 sq m



The above plan is for indicative purposes only and the arrangement of the buildings does not match how they are arranged at the property.

SERVICES

| Electric | Water | Drainage              | Heating/Hot Water |
|----------|-------|-----------------------|-------------------|
| Mains    | Mains | Private (Septic Tank) | Oil               |

A separate gas tank fuels the kitchen range and study fireplace. The compliance of storage tanks and drainage systems have not been tested or checked to ensure whether or not they are compliant with the relevant rules and legislation. The septic tank system is historic and it is expected it would be non-compliant.

BOUNDARIES

The Buyer shall be deemed to have full knowledge of all boundaries and neither the Seller, nor the Seller’s Agent, will be responsible for defining the boundaries nor their ownership.

PLANS AND AREAS

These have been prepared as carefully as possible. The plans and photographs are for illustrative purposes only and although they are believed to be correct, their accuracy cannot be guaranteed.

DISPUTES

Should any disputes arise as to the boundaries or any matters relating to the particulars, schedule or interpretation, the matter will be referred to an Arbitrator to be appointed by the Seller’s Agents.

VIEWINGS

Viewing strictly by appointment only. Please contact the Seller’s Agents or the Brown & Co Lincoln office on the details below to arrange.

Viewing is at your own risk and neither the Seller’s Agent nor the Seller take any responsibility for any injury, losses or damages incurred during inspection.



# FURTHER INFORMATION

## DIRECTIONS

From the A1 (southbound), take the exit towards Grantham and head west on the A607. Entering the village of Harlaxton, turn left onto the High Street and onto Swinehill. At the junction, bear left onto Gorse Lane before turning right onto the unnamed road. The property is located 1 mile up the lane on the left.

what3words: ///outhouse.unfounded.stables

## SELLER'S AGENT

Brown&Co, 5 Oakwood Road, Lincoln LN6 3LH

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