



Spratton Grange Lodge, Welford Road, Spratton NN6 8LA

OIEO £875,000

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Once the original gate lodge to Spratton Grange, this handsome and distinctive five-bedroom home has been sympathetically extended to create an impressive family property combining character, space and versatility.

Offering over 3,000 sq ft of accommodation and set within approximately 0.42 acres of mature private grounds, the house provides an exceptional amount of living space, with five reception areas, five double bedrooms and three bath/shower rooms. Character features sit comfortably alongside contemporary additions, from the original inglenook fireplace and exposed timbers to the striking principal suite and spacious kitchen/breakfast room.

Outside, established gardens provide a private setting, complemented by a generous driveway and a superb detached double garage with shower room and substantial first-floor studio an incredibly useful additional space for home working, a gym or creative studio, subject to any necessary consents.

Occupying a countryside-edge position close to the sought-after village of Spratton, Spratton Grange Lodge offers a rare combination of individuality, generous proportions and flexible accommodation, both inside and out.

Reception Hall

Approached through a composite entrance door beneath a recessed canopy porch, the spacious central reception hall features Fired Earth limestone flooring.

A striking polished steel staircase with oak treads and glazed balustrade rises to the first floor, while a contemporary satin-glass screen and door open into the drawing room.

Further stripped pine doors provide access to the adjoining rooms.





Cloakroom

Fitted with a white Duravit WC and a shallow limestone wash basin with Axor mixer tap, complemented by a fitted wall mirror.

Kitchen/Breakfast Room

The bespoke kitchen is fitted with a stylish range of high-gloss units, including deep pan drawers, complemented by glass splashbacks and stainless-steel work surfaces. Twin undermounted sinks with an integrated drainer and mixer hose tap provide a practical finishing touch.

A central island with a distinctive crackled-glass surface offers further storage, together with a circular breakfast bar creating an informal seating area. Integrated appliances include a dishwasher and a Marshall three-oven oil-fired Aga range cooker.

Further storage is provided by a walk-in pantry, while the adjoining utility room is fitted with additional units, work surfaces and a sink with drainer, with space for a fridge/freezer and washing machine.





Utility Room

A generously sized utility room fitted with a range of high-gloss floor and wall cabinets complemented by quartz work surfaces and a Schock composite sink. Further features include twin Zanussi eye-level ovens, plumbing for a washing machine and space for a bank of upright freezer units. An airing cupboard houses the Megaflo mains-pressure unvented hot water cylinder.

Conservatory

A spacious and light-filled garden room featuring a vaulted glass ceiling, double-glazed windows and oak flooring. Column radiators allow the room to be enjoyed throughout the seasons, while French doors open directly onto the rear terrace and garden.



Office

A versatile additional room featuring Amtico oak-effect flooring and double-glazed panelled windows to two elevations, providing plenty of natural light.

Snug

A characterful reception room featuring Amtico oak-effect flooring and the original inglenook fireplace, housing a Clearview log burner set on a red-brick hearth. A three-casement window provides natural light from the side elevation, while an alcove recess adds further character. A door leads through to the adjoining room.



Study

A well-proportioned study with a four-casement bay window to the front elevation and a further two-casement window to the side, providing plenty of natural light.

Principle Bedroom

An impressive principal bedroom featuring a vaulted ceiling with exposed A-frame timbers and natural oak flooring. Windows to the front and side elevations enjoy countryside views, while an integral dressing area, measuring 3.23m x 1.07m (10'7" x 3'6"), is concealed behind obscured-glass sliding doors. An open wall leads through to the adjoining en-suite.



Ensuite

Accessed directly from the principal bedroom, the spacious en-suite is fitted with a white suite comprising a glazed rainfall shower with ceramic base, twin vanity wash basins with fitted mirrors, Duravit WC and bidet. Further features include a vertical heated towel rail and a window to the side elevation.

Bedroom Two

A generous double bedroom featuring a vaulted ceiling and a range of fitted wardrobes. Three-casement double-glazed windows to the front elevation provide plenty of natural light and enjoy views across the surrounding fields.



Bedroom Three

A well-proportioned double bedroom featuring oak flooring, built-in wardrobes and a window to the side elevation. A door leads through to the adjoining en-suite.

Guest Ensuite

Fitted with a white suite comprising a glazed rainfall shower, wall-mounted wash basin and WC. Further features include a vertical stainless-steel heated towel rail and a Velux rooflight providing natural light.

Bedroom Four

A generously proportioned double bedroom, currently used as a therapy treatment room, with a two-casement window to the side.



Bedroom Five

A well-proportioned double bedroom featuring natural oak flooring and a vaulted ceiling, with access to the roof void. A two-casement window to the side elevation provides natural light.

Family Bathroom

Fitted with a white suite comprising a panelled bath, wall-mounted wash basin and WC, together with a separate glazed shower enclosure. Further features include a vertical stainless-steel heated towel rail and a Velux rooflight providing natural light.



Outside

Spratton Grange Lodge is approached via a tarmac driveway leading towards Spratton Grange, before opening onto its own private gravelled driveway and parking area. This provides generous off-road parking for several vehicles and leads to the detached double garage and studio building.

Detached Double Garage

Constructed in red brick beneath a clay-tiled roof, the oversized double garage is accessed via an electrically operated up-and-over door. External lighting and power points are provided, together with CCTV. An internal door leads through to a separate hall.

Gardens

The mature gardens lie predominantly to the rear of the property and provide an attractive and private setting. Boundaries are formed by a combination of close-boarded fencing and established mixed hedging, complemented by a variety of mature trees and a conifer boundary to the eastern side.

A paved terrace immediately adjoining the house provides space for outdoor seating and entertaining, opening onto an extensive lawn which stretches away from the property towards the detached garage and studio.





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