



26 Witham Crescent, Bourne
£425,000

 **NEWTON FALLOWELL**

26 Witham Crescent

Bourne

This exceptional five-bedroom detached house presents an outstanding opportunity to acquire a stunning and spacious family home situated within a highly regarded development in a private location. Designed to meet the needs of modern family living, the property boasts a thoughtfully arranged interior, offering both style and versatility. The welcoming entrance hall leads to a bright and comfortable lounge, ideal for relaxing or entertaining guests, while a dedicated study provides an excellent space for home working or quiet reading.

The heart of the home is undoubtedly the large kitchen and dining area, beautifully appointed with quality fittings and ample space for family meals and gatherings. The property offers five generously sized bedrooms, including a principal suite with its own en-suite, as well as two additional well-appointed bathrooms (one shower room), ensuring convenience and privacy for all family members and guests. Throughout the home, large windows and a south-facing aspect to the rear allow natural light to flood the living spaces, creating a warm and inviting atmosphere. Additional features include a double garage and driveway parking for up to four cars, providing ample space for vehicles and storage.





The property's interior is finished to a high standard, with neutral décor and modern fixtures that will appeal to a wide range of tastes. Thoughtful touches such as built-in storage, quality flooring, and energy-efficient double glazing further enhance comfort and practicality. The location within this sought-after development offers a sense of exclusivity and peace, while still being conveniently positioned for access to local amenities, reputable schools, and transport links. Whether you are seeking a substantial family residence with flexible living spaces or a home that combines elegance with every-day functionality, this property delivers on all fronts.

Internal viewing is essential to fully appreciate the impressive proportions, quality of finish, and the welcoming ambience that this superb home provides. With its blend of generous accommodation, desirable location, and outstanding features, this is a rare opportunity to secure a truly special property that is ready to move into and enjoy. Early viewing is highly recommended to avoid disappointment and to experience first hand everything this remarkable home has to offer.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



Entrance Hall

Ground Floor WC

5' 4" x 5' 9" (1.63m x 1.75m)

Study

9' 1" x 7' 10" (2.77m x 2.39m)

Lounge

14' 4" x 15' 0" (4.37m x 4.57m)

Kitchen Area

18' 6" x 9' 7" (5.64m x 2.92m)

Dining Area

14' 4" x 7' 10" (4.37m x 2.39m)

Utility Room

9' 1" x 5' 1" (2.77m x 1.55m)

First Floor Landing

Bedroom One

13' 2" x 11' 6" (4.01m x 3.51m)

Ensuite

6' 5" x 8' 2" (1.96m x 2.49m)

Bedroom Two

10' 7" x 11' 6" (3.23m x 3.51m)

Bedroom Three

9' 9" x 8' 3" (2.97m x 2.51m)

Bedroom Four

8' 6" x 8' 3" (2.59m x 2.51m)

Bedroom Five

9' 1" x 8' 1" (2.77m x 2.46m)

Shower Room

5' 6" x 6' 4" (1.68m x 1.93m)

Bathroom

5' 9" x 8' 3" (1.75m x 2.51m)

Double Garage

19' 7" x 19' 8" (5.97m x 5.99m)





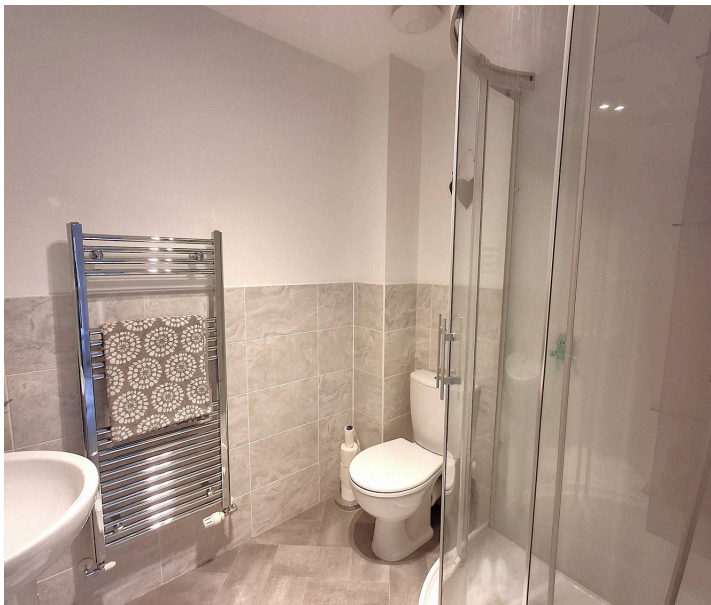
GARDEN

DOUBLE GARAGE

1 Parking Space

DRIVEWAY

4 Parking Spaces



GROUND FLOOR
760 sq.ft. (70.6 sq.m.) approx.



1ST FLOOR
760 sq.ft. (70.6 sq.m.) approx.



TOTAL FLOOR AREA : 1519 sq.ft. (141.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Newton Fallowell - Bourne

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