



High Street, South Witham

This substantial and versatile, 5 bedroom detached family home offers approximately 3,200 sq ft of internal accommodation plus a workshop. Thoughtfully extended and configured, this property has many period features and is situated in a lovely village location



FEATURES

- Spacious Open-plan Kitchen, Living, and Dining Area
- Excellent Village Location with Easy Access to the A1 and Rail Links to London
- Five Bedrooms, Three with Ensuites, Arranged Across Two Separate Wings
- Multiple Reception Rooms
- Off Road Parking and Enclosed Rear Garden
- Substantial Workshop



ACCOMMODATION

Formerly the old village Post Office and chicken sheds, this jaw dropping stone home has been fantastically converted and modernised throughout, creating an impressive family residence.

The front entrance opens into a welcoming hall leading to the main living spaces. There is a spacious and modern open-plan kitchen, living, diner with a central quartz island and top of the range integrated appliances throughout. Bi Fold doors flood the space with natural light and allow the open plan living space to blend seamlessly with the contained garden. Situated off the kitchen is a well-equipped utility room. Additionally, there is a large reception room, a cosy snug, a formal lounge, and a gym, providing flexible living, entertaining, and working spaces. Throughout the ground floor are charming character features, including exposed stone walls and fireplaces. The property also benefits from a substantial workshop, ideal for hobbies or business use.

Upstairs, the accommodation is thoughtfully arranged into two wings. One wing features the principal suite with a generous bedroom, dressing room, and large bathroom en-suite. The other wing provides excellent family accommodation with four further bedrooms. Bedrooms 4 and 2 benefit from a jack and jill bathroom, and bedroom 1 and 3 have their own en-suite. This layout offers ideal separation between the main suite and family or guest bedrooms, enhancing privacy and versatility. Bedroom four allows access to either wing if needed, with each wing having its own staircase.



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EXTERNAL

Outside, the property benefits from a workshop, with further options for use as a garage, studio, business space, or additional storage. There is a good-sized driveway providing ample parking, along with a garden featuring hedge borders and a patio area perfect for outdoor dining.

Located on High Street within the village of South Witham, the property enjoys convenient access to local amenities including a primary school, shop, and pub, while being well-positioned for commuters to Grantham, Stamford, Oakham, and Melton Mowbray. Excellent road links via the A1 and direct rail services to London from Grantham make it ideal for professionals and families seeking both space and accessibility.



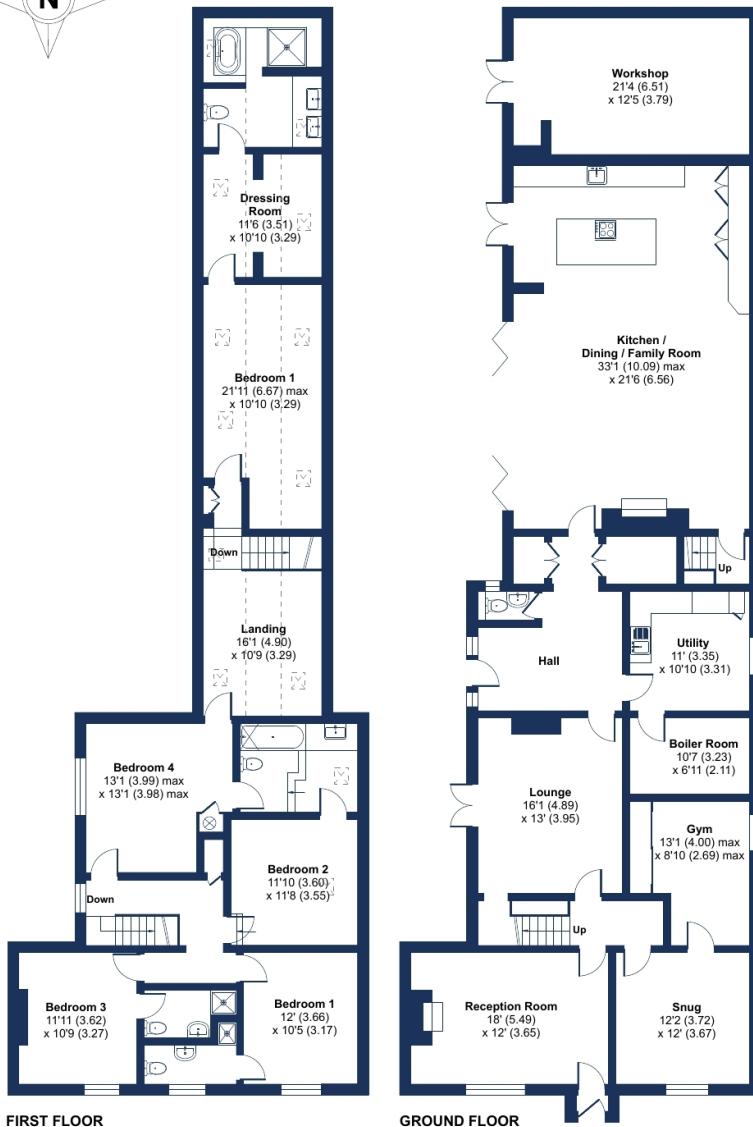
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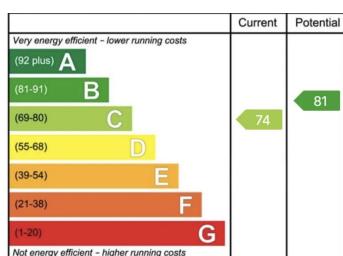
Approximate Area = 3204 sq ft / 297.6 sq m
 Limited Use Area(s) = 402 sq ft / 37.3 sq m
 Outbuilding = 268 sq ft / 24.8 sq m
 Total = 3874 sq ft / 359.7 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Moores Estate Agents. REF: 1320477



EPC RATING



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