

ROCK BOTTOM

WITHAM ON THE HILL





Amidst the historic and quintessentially English village surrounds of Witham on the Hill, with its traditional village green and rolling farmland, hit new highs, at Rock Bottom.

Timber cladding and golden gravel combine harmoniously with glorious views upon arrival, with landscaped planting edging the parking area.

A modern home, warmed throughout by underfloor heating powered by air source heat pump, arrive home to the gentle flow of the stream to the rear, before stepping into a light-filled, open entrance hall, where porcelain tiles run underfoot.



CULINARY DELIGHTS

Opening up from one side of the entrance hall is the spacious, open plan kitchen, where a corner of glass, including a large picture window and a wall of bifolding doors offer unbroken connection to the terrace with verandah and views beyond.

Cook up a feast for family and friends in the superior German kitchen, where a large central island brims with storage in the wide drawers beneath. An induction hob with pop-up extractor is positioned to enable the cook to converse cordially with guests, while admiring the view. A bank of fitted ovens sits to the rear, flanked by full-height cabinetry and pantry cupboard, handleless to preserve the sleek finish of this contemporary, clean-line kitchen. Further appliances include drinks fridge, larder fridge and freezer, and sink with waste disposal.

A bright and well-planned laundry room is discreetly tucked off the kitchen, with ample storage and plumbing for a washing machine and dryer.



Raising the bar for modern living, defined by open skies, forward thinking technology and light filled spaces, this home is proof that hitting Rock Bottom has never felt so good.



LET THERE BE LIGHT

Family-sized living awaits in the sitting room, where high Velux windows and large picture windows connect with the views. Light, bright and incredibly sized, soft carpet underfoot ensures comfort and homeliness remain central to the vision.



VERSATILE LIVING

Light, bright and fantastically flexible, also on the ground floor a large snug offers flexible use as an accessible double bedroom, or alternatively as a home office.





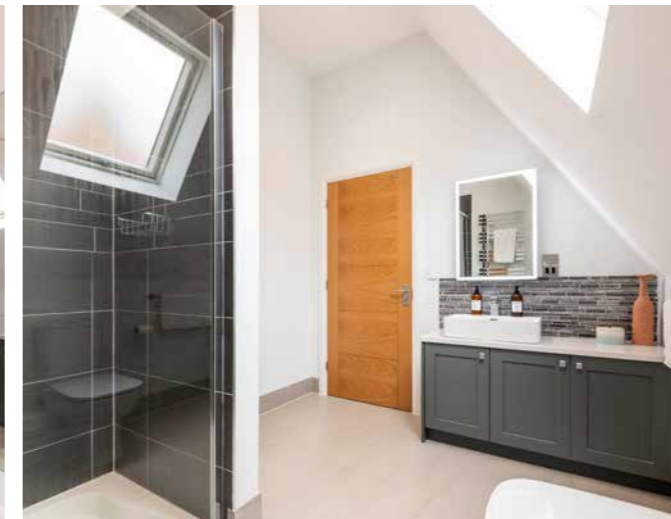
SLEEP SOUNDLY

Upstairs sleep beckons in the two bountiful bedrooms that lie off the mezzanine landing, with its oak and glass balustrade.

Peaceful and serene, the principal suite features a wall of full height storage, including wardrobes and drawers.

Flow through into the light-filled main bedroom, where a sumptuously-sized picture window frames verdant views out over the stream and field, an ever-changing watercolour where deer graze and birds visit. Storage, again fitted, features once more ensuring clean, clutter-free living. A dressing room offers private space to dress and prepare for the day, leading through to the airy shower room en suite, where light floods down through a Velux window above.

Across the landing, a second spacious double bedroom breathes light from the tall window, again drawing the outdoors in. Guests can soak away the day in the bathroom, where a large bathtub with overhead shower remains a fresh, as-new feel.



PEACE OUTDOORS

Step out onto a spacious terrace, where there is plenty of space for outdoor furniture in order to take in the views from beneath the sheltered verandah.

Soak beneath starry skies, with space for a hot tub, perched on the terrace above the flow of the stream, beyond which the field unfurls, occasionally grazed by horses.



THE COTTAGE

Ideal for visiting family and friends, The Cottage is a charming one bedroom retreat, with a dual aspect sitting room to the ground floor, and a light-filled double bedroom with en suite shower room to the first.



THE FINER DETAILS

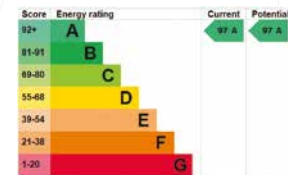
Freehold
 Detached
 Constructed 2019
 Conservation area
 Plot approx. 0.13 acre
 Air source heat pump
 Solar panels
 Mains electricity, water and sewage
 Air circulation system
 South Kesteven District Council, tax band E
 EPC rating A

Main Home

Ground Floor: approx. 123.6 sq. metres (1,330 sq. feet)
 First Floor: approx. 77 sq. metres (829.2 sq. feet)
 Total: approx. 200.6 sq. metres (2,159.3 sq. feet)

The Cottage

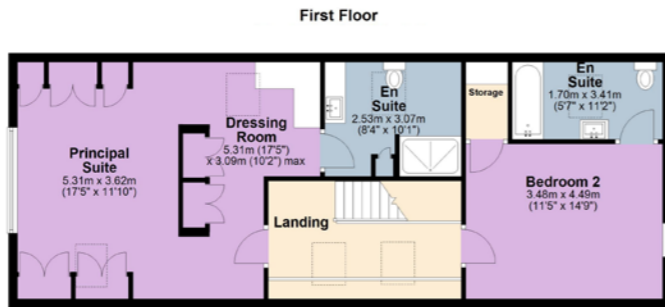
Ground Floor: approx. 20.3 sq. metres (218.4 sq. feet)
 First Floor: approx. 18.9 sq. metres (203.4 sq. feet)
 Total: approx. 39.2 sq. metres (421.8 sq. feet)



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The Cottage



IN THE AREA

Life in Witham on the Hill is shaped by that rare balance of village charm and everyday convenience.

At its heart are the much-loved pub The Six Bells, St Andrew's Church, an active parish hall and a strong community calendar, while Witham Hall brings a well-regarded independent preparatory school right into the village.

For walkers, the surrounding lanes, footpaths and open countryside offer miles to explore straight from the door, with routes linking neighbouring villages and rolling Lincolnshire farmland.

Stamford and Bourne are both within easy reach for shops, cafés, restaurants and day-to-day amenities, while schooling options extend to Bourne Grammar, Stamford School, Oakham School and Uppingham.

For commuters, the A6121 and A1 make road travel simple, and Stamford Railway Station offers onward rail links to London King's Cross.



LOCAL DISTANCES

- Bourne 4.6 miles (9 minutes)
- Stamford 8.7 miles (18 minutes)
- Oakham 16 miles (28 minutes)
- Peterborough 18 miles (34 minutes)
- Uppingham 19 miles (32 minutes)
- Grantham 20 miles (32 minutes)



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