



In the picturesque Lincolnshire village of Colsterworth, nestled to the north-west of the thriving market town of Stamford, discover the comforts of Oak House.

PRESTIGIOUS PLOT

Built by Hereward Homes in 2022, Oak House stands proudly within an exclusive, private development of six homes in Woodyard Close, just off Stamford Road.

Park up on the large block paved driveway, where large swathes of lawn to both sides are fringed by

neatly planted borders, beech hedging and mature trees. Stand back and admire the unique and original design of this contemporary, impeccably designed family home. Alongside a large double garage, there is power for the addition of an EVC if required.



A WARM WELCOME

Five-zone underfloor heating runs throughout the downstairs, providing a warm welcome upon stepping through into the entrance hallway.

Spacious and light, travertine tiling extends underfoot, with ample storage available in the large, fitted cupboard ahead, furnished with hanging rails for coats and shelving for shoes.



THE HEART OF THE HOME

Glass and oak double doors open, inviting you through to the kitchen, the hub of the home.

Travertine tiles continue through into this open plan and airy room, where navy blue shades to the Shaker-style cabinetry offer a sophisticated finish, and the central island-breakfast bar takes centre stage. Plenty of storage is available with ample preparation space on the worktops. Appliances include a wine fridge integrated in the central island, two Neff ovens with plate warmer, Neff induction hob, dishwasher and water softener, and undermounted sink with Quooker tap.



Keeping the breathtakingly beautiful kitchen chore and clutter free, a thoughtfully designed large laundry room is conveniently tucked away to the side of the kitchen. An external door provides ease of access to the side pathway, making for swift entry and exit with muddy boots and paws after you've made the most of the local countryside walks.

Extending along the rear are two sets of French doors and bifolding doors retaining a seamless connection to the garden and outdoors. The kitchen lengthens into a dining area and sitting room, bringing mealtimes and relaxation together in one sociable space. A log-burning stove, inset within a stone surround imbues the room with warmth.

FLAIR AND FLOW

Double doors from the sitting area return to the entrance hallway, and passing a guest cloakroom, make your way through to the spacious sitting room, where immaculate, engineered oak flooring replaces tiles, and light streams in through wide windows to the front and side, offering views out to the verdant lawns.



BEDROOM BLISS

Reconnecting with the entrance hallway, stairs encased in glass and oak lead up to the first-floor landing, light and bright with feature lighting above.

Oak House has five generously-sized double bedrooms, each fitted with built-in wardrobes. The first overlooks the front lawns, while the next two offer idyllic views out over the rear garden and countryside beyond.

Serving the first three bedrooms is the family bathroom with freestanding bath, separate walk-in shower, wall-mounted vanity unit wash basin and lavatory.





BOUTIQUE RETREATS

With French doors opening to a Juliet balcony overlooking the garden, allotment and fields to the rear, the principal bedroom is a peaceful haven, spacious, serene and with its own deep walk-in wardrobe.

Refresh and revive in the bountiful, boutique en suite, with matt grey tiling to the floor and walls and furnished with a large freestanding, double-ended bath, twin wall-mounted vanity unit wash basins with overhead illuminated mirror, lavatory and separate double shower.

Finally, the generous guest bedroom offers views out over the lawns and features fitted storage and a sublime en suite shower room,



OUTDOOR OASIS

Entertain and unwind outdoors, where the broad Indian stone patio draws warmth from the sunlight throughout the day in this sunny and warm, south facing garden. Beyond, the large, lush green lawn is perfect for children and pets, whilst blissful views extend over the hedge to the fields and allotments to the rear.

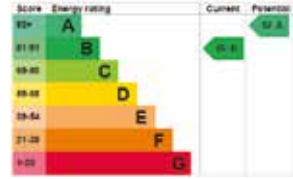


THE FINER DETAILS

Freehold
Detached
Constructed 2022
Plot approx. 1/4 acre
Air source heat pump
Solar panels fuel the electricity at Oak House, offset against any bills

Mains electricity, water and sewage
LABC warranty
South Kesteven District Council, tax band G
EPC rating B

Ground Floor: approx. 157.4 sq. metres (1694.3 sq. feet)
First Floor: approx. 141.3 sq. metres (1521.3 sq. feet)
Total area: approx. 298.7 sq. metres (3,215 sq. feet)
Garage: approx. 29.0 sq. metres (312.0 sq. feet)



CHARMING COLSTERWORTH

Peacefully nestled along a quiet country lane, embrace the rurality on the doorstep, with open fields, thriving woodlands and footpaths along the Colsterworth Nature Trail to be explored and enjoyed.

Colsterworth, combining the pretty hamlet of Woolsthorpe-by-Colsterworth (the birthplace of Sir Isaac Newton) dates back to Roman times, rich in history and wildlife.

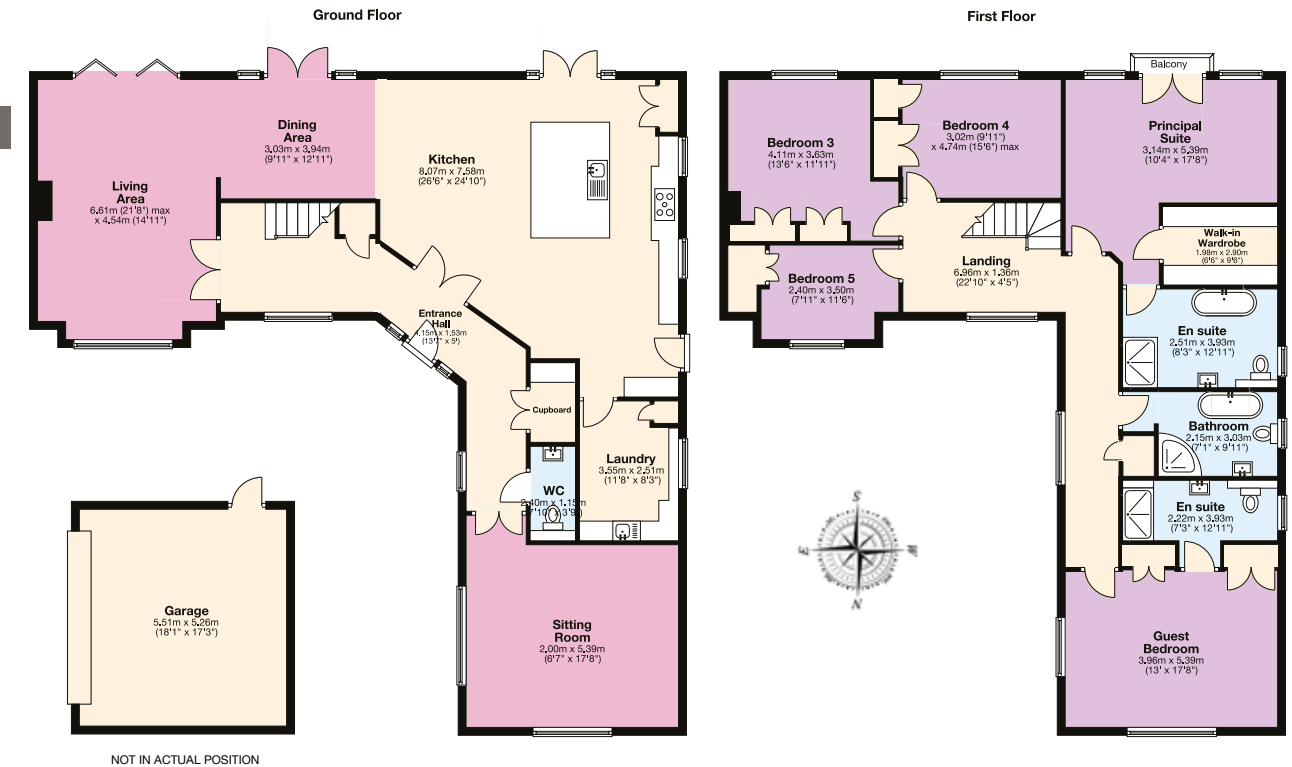
Local amenities include a Post Office, GP surgery, local convenience store, hairdressers, sports club and nursery, primary school and church. Further afield, Grantham, a vibrant market town, offers a swimming pool, several gyms and a bowling alley for entertainment and leisure, whilst the quaint and thriving town of Stamford still holds twice weekly markets.

Commuting is convenient, not far from the A1 and with regular rail services from nearby Grantham serving King's Cross Station London, whilst Stamford, Oakham and Melton Mowbray Stations

offer links to Leicester, Birmingham New Street and Stansted Airport.

Families are spoiled for choice in terms of schooling, with the Colsterworth C of E Primary School in the village and a number of nearby secondary schools in the surrounding villages and towns including grammar schools in Grantham and the nearby independent schools of Stamford, Uppingham and Oakham.

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LOCAL DISTANCES

Grantham 9 miles (15 minutes)
Stamford 14 miles (18 minutes)
Oakham 14 miles (22 minutes)
Uppingham 20 miles (31 minutes)



Oak House, 5 Woodyard Close, Colsterworth, Grantham NG33 5LD



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