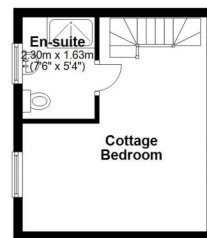
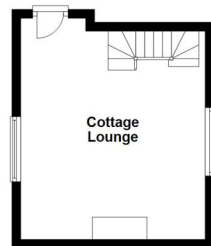
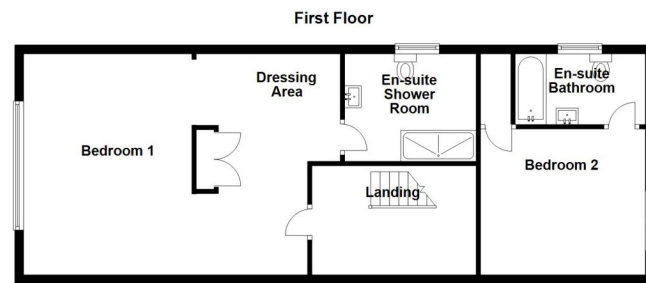
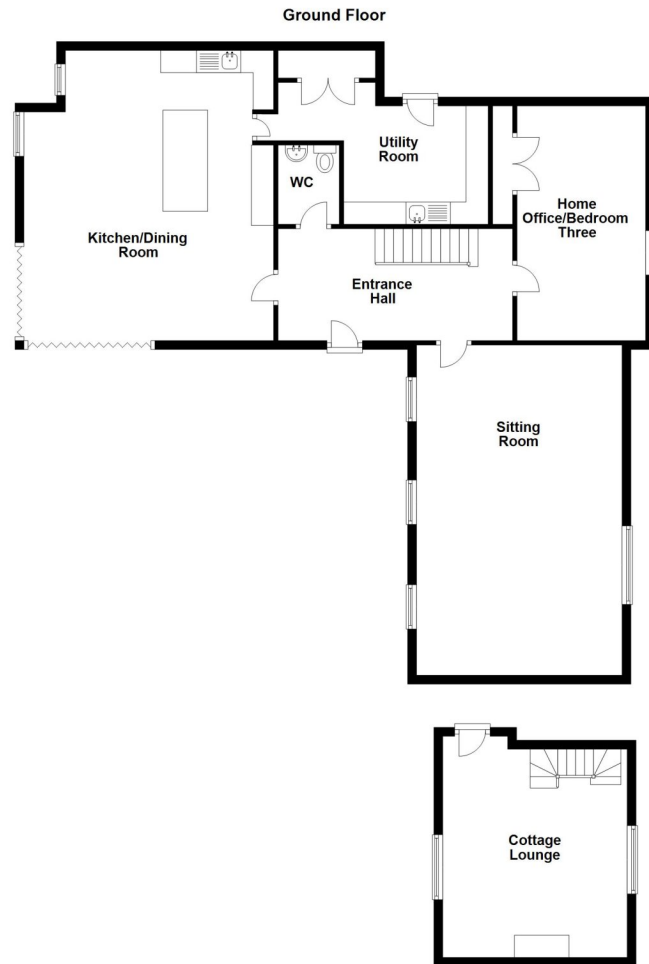


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	97	97
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Rock Bottom, Bottom Street, Witham-on-the-Hill, PE10 0JP

£795,000 Freehold

Introducing this luxurious bespoke-built detached residence nestled in the picturesque village of Witham on the Hill. This stunning newly built property showcases an immaculate blend of high-end craftsmanship and modern energy efficiency, incorporating an advanced air source heat pump and rooftop solar panels giving this home an EPC rating of A and average running costs of £200 per month. The home offers spacious, light-filled interiors with thoughtful touches throughout, including large windows to maximise the stunning views, spacious sitting room with vaulted ceilings and fantastic kitchen/dining room with high end German kitchen. An added feature of this residence is the charming separate cottage, ideal for guests, extended family, or a potential rental opportunity. Both properties share a seamlessly landscaped outdoor space, perfect for relaxation and entertaining. This dream property combines the peace of village life with the convenience of nearby amenities of Stamford & Bourne, making it a rare find in the sought-after Witham on the Hill. Perfect for those seeking a lifestyle upgrade with reduced energy costs and a connection to the natural beauty of the English countryside.

Winkworth Bourne | 01778392807 |
bourne@winkworth.co.uk
winkworth.co.uk/bourne

Under the Property Misdescriptions Act 1991, the Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee at Winkworth has authority to make or give any representation or warranty in the relation to this property.

winkworth.co.uk/bourne

Winkworth

See things differently.



Utility Room - With excellent range of wall and base units, sink with cupboard below, space and plumbing for washing machine and tumble dryer, cupboard housing solar battery and pressurised hot water tank, tiled flooring with under floor heating and door to the side.

First Floor Landing - With oak and glass staircase giving access to:

Master Bedroom - 18'2" x 16'1" (5.54m x 4.9m) A fantastic open plan room with extensive fitted wardrobes and dressing area, feature floor to ceiling window overlooking the rear with superb views, under floor heating, power points and door leading to:



En-Suite Shower Room - Luxury fitted suite comprising, walk in shower cubicle, low level wc, wash hand basin set in unit with cupboard below, part tiled walls, heated towel rail, tiled flooring with under floor heating and Velux window.

Bedroom Two - 14'9" x 11'5" (4.5m x 3.48m) With window overlooking the side, under floor heating, fitted wardrobe, power points and door leading to:

En-Suite Bathroom - With panelled bath with wall mounted shower and glass screen, low level wc, wash hand basin set in unit with cupboard below, heated towel rail, tiled flooring with under floor heating, part tiled walls and Velux window.

ACCOMMODATION

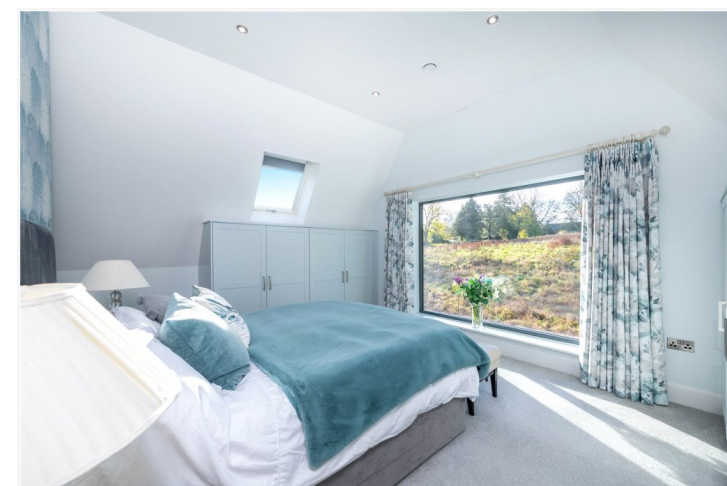
Entrance Hall - With tiled flooring with under floor heating, oak and glass staircase leading to the first floor, downlights, power points and oak door leading to:

Downstairs Cloakroom - With low level wc, wash hand basin and tiled flooring with under floor heating.

Sitting Room - 24'8" x 15'1" (7.52m x 4.6m) With vaulted ceiling with Velux windows and feature windows to both sides, under floor heating, power points and downlights.

Home Office/Bedroom Three - 17'4" x 9'5" (5.28m x 2.87m) With built in storage cupboard, feature window to the side, under floor heating, downlights and power points.

Kitchen/Dining Room - 23'9" x 17'9" (7.24m x 5.4m) A bespoke German fitted kitchen with one and a half bowl sink with waste disposal and cupboard below, excellent range of wall and base units with large centre island, built in Neff fan oven, built in Neff steam oven, built in Neff microwave plus warming drawer. Integrated fridge and freezer, integrated Miele dishwasher, induction hob with concealed pop-up extractor fan, tiled flooring with under floor heating, bi-folding doors onto the garden with views and door leading to:



Separate Stone Cottage

Lounge - 19'2" x 12'3" (5.84m x 3.73m) With windows to the front and rear, wall mounted electric heater, stairs leading to the first floor, tiled flooring and power points.

Bedroom - 12'8" x 11'6" (3.86m x 3.5m) With wall mounted electric heater, window and further Velux window, power points and door leading to:

En-Suite - Moder fitted suite comprising, walk in shower cubicle, low level wc, wash hand basin, tiled flooring, heated towel rail and Velux window.

Outside - To the front there is a walled entrance leading to a gravelled driveway providing parking for several vehicles. The property sits on a easy to maintain landscaped garden which opens onto a gentle stream which winds through the landscape with fantastic views beyond providing a relaxing, picturesque spot to sit, read, or sip tea.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold