

WILDWOOD

GRANTHAM





WILDWOOD

Aisby, Grantham, Lincolnshire, NG32 3NE

Entrance hall

Kitchen and walk-in larder

Dining room

Drawing room

Sitting room/TV room

Gym

5 bedrooms (2 en suite)

Shower room & sauna

3 balconies

Double car port & garage

Wareing barn with solar panels

Withington Hill mobile field shelter

Landscaped gardens and paddocks about 7 acres

DIRECTIONS

From Grantham take the A52/Somerby Hill in an easterly direction. At the roundabout take the first exit following the A52 for about 2 miles. Turn left onto the road signposted for Welby. In Welby turn right and continue through Oasby. Turn right at the sign for Aisby and follow the road down the hill passing houses on your right, look out for a lane on the right to Wildwood.

SITUATION

Aisby is a pretty rural village which lies about 6 miles to the north east of Grantham and about 6 miles to the south west of Sleaford. Grantham has an excellent range of amenities including a direct rail link to London (Kings Cross from 65 minutes). There are good road links via the A52, A15, A17 and A1. There are good grammar schools in Grantham and Sleaford.

The neighbouring villages of Aisby, Oasby and Heydour form an active local community. There is a village hall in Aisby, a church in Heydour and Oasby has a charming listed pub called The Houblon Arms.

DESCRIPTION

Wildwood is a stunning 5 bedroom Huf Haus laid out over three floors in a tucked away and private position with beautiful landscaped gardens and grounds in this sought after village close to Grantham. A Huf Haus is of timber frame and glass construction all put together with German engineering, energy efficient technology and of the highest quality. With the expressive symbiosis of wood and glass, every Huf Haus has a distinctive character and will enhance your quality of life as sunlight and the natural world are brought directly into your living space. This is the only Huf Haus in Lincolnshire.

In more detail the accommodation comprises porch with cloak room and WC, entrance hall, sitting room with fully glazed walls and door opening onto the garden. The fitted Keller kitchen has Corian work surfaces with Villeroy and Boch one and half bowl sink, Miele fan oven, extractor, steam oven and warming drawer and a Bosch fridge freezer. The kitchen is open plan through to the dining room, an incredible space surrounded on three sides by glass walls, partially glazed vaulted ceiling, sliding door to balcony and is in turn open plan through to the south facing drawing room with glass walls on three sides, sliding door to balcony and a Boley wood burner. Stairs lead to the lower ground floor with gymnasium with door to garden, utility room with access to boiler room, a party kitchen and a family shower room complete with Finnolme sauna.

There are two south facing bedrooms which open to the garden and a fifth bedroom (which also has water and waste pipes in case another bathroom is required).

The first floor has a galleried office/study overlooking the dining room and opening to the south facing balcony and a guest bedroom with en suite shower room and steps to mezzanine sleeping area. The master bedroom suite has a dressing room (with laundry chute to utility room), luxurious en suite bathroom with views across the paddocks and opens onto a further balcony.

Outside the property is approached via an electric gated driveway which leads to hard standing for several vehicles as well as the double open sided car port with garage. The paddocks and grounds all have rabbit proof fencing and water and there is a 45' Wareing Barn with Ecofirst 3.92KWP solar panels generating approx. £2,500 in the last 12 months. The barn and Withington Hill mobile field shelter were constructed in 2012.

The landscaped gardens have been extensively planted with a wonderful range of rare plants and trees, there is a decked area with a sunken hot tub (no longer working and irreparable) and a paved terrace. There is a further hidden garden with a Regal potting shed, kitchen garden and composting area.













FURTHER INFORMATION

- Underground rain water storage tanks
- 2 x 1200 litre oil tanks
- Klargest disc system for waste
- Adjoining 5 acres of land available by separate negotiation
- Elco boiler
- Warema electric blinds
- Menvier fire detection system
- Grunbeck water softener

GENERAL INFORMATION

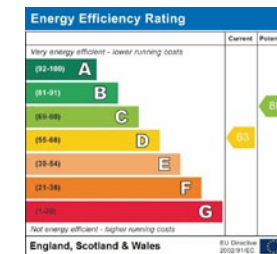
Services - Mains water and electricity (photovoltaics), private drainage (Klargester)

Local Authority - South Kesteven District Council.
Council Tax band G

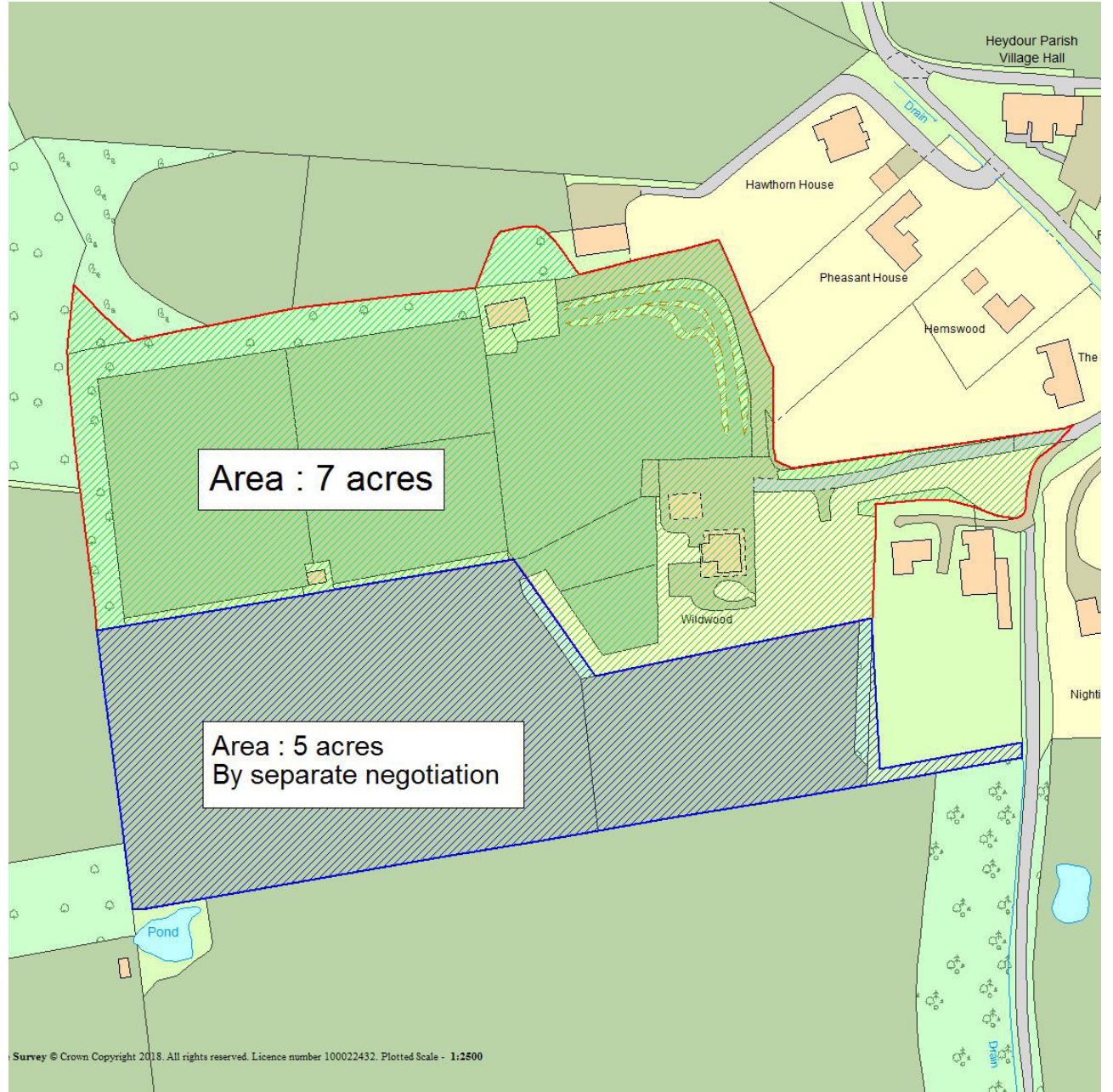
Photographs - Taken September 2018

EPC - A full version of the EPC is available on Request.

Viewings - Strictly by appointment by Savills



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Main House gross internal area = 3,606 sq ft / 335 sq m

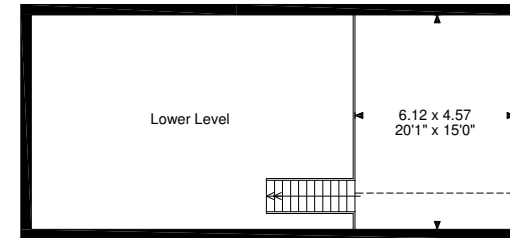
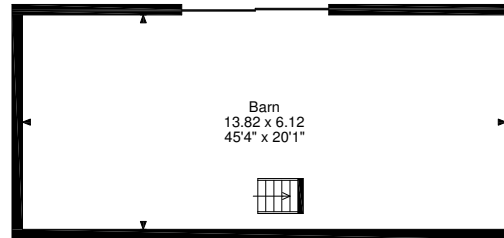
Garage gross internal area = 181 sq ft / 17 sq m

Barn Building gross internal area = 1,190 sq ft / 111 sq m

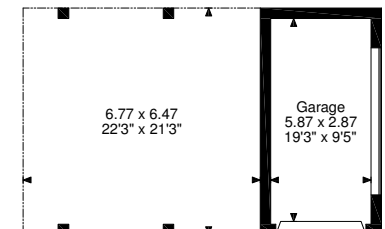
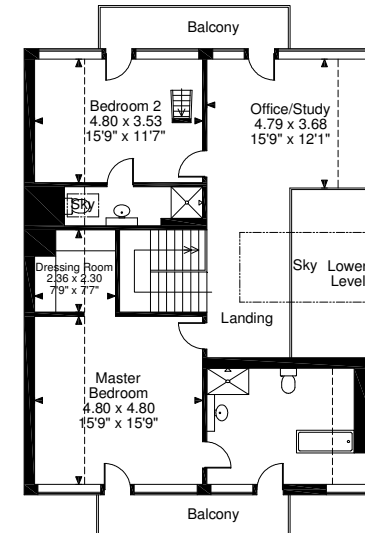
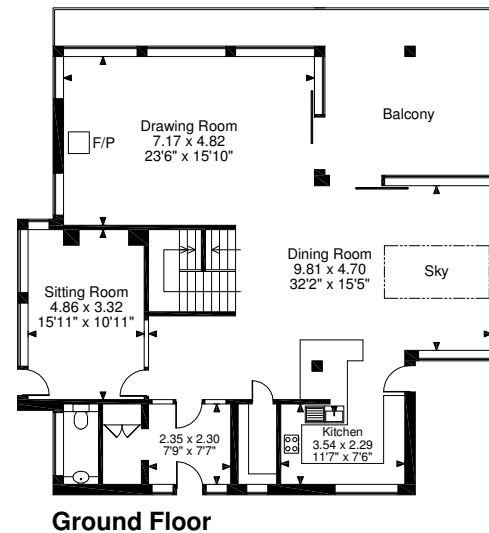
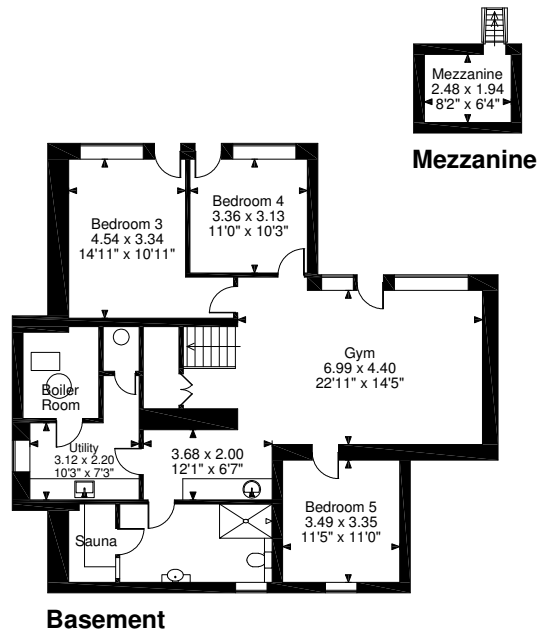
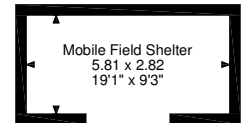
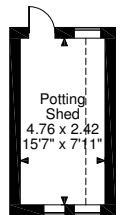
Outbuildings gross internal area = 294 sq ft / 27 sq m

Total gross internal area = 5,271 sq ft / 490 sq m

Quoted Area Excludes 'Covered Area'



Floor Above Barn



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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