



Attractive four bedroom family house with annexe

Barthorne House, Toll Bar Road, Marston, Grantham, Lincolnshire, NG32 2HT

savills

Entrance hall • Reception room • Garden room
Dining room • Kitchen • Office • Four bedrooms
(one en suite) • Bathroom • Self contained annexe
Double garage • Stunning garden & grounds

Situation

Marston is a pretty rural village with a Primary School, cricket ground and a village hall hosting a children's playground and sports field. Various activities take place in the village hall. A number of restaurants and pubs in the surrounding area. Further amenities can be found in Grantham, approximately six miles away, which also has a direct mainline train service to London (Kings Cross from 65 minutes) and access to the A1. Grantham also has the Ofsted 'outstanding' Kesteven and Grantham Girls School and The Kings School. For the golfer, the highly rated Belton Park golf club (27 holes) is approximately six miles away and Belton Woods Hotel and country club is approximately four miles away.

Description

Barthorne House is an attractive four bedroom family house set in beautifully maintained grounds which benefits from a one bedroom self contained single storey annexe. Our clients have owned the property since it was built in 1987.

In more detail the accommodation comprises; entrance hall with WC, study and a reception room with a bay window and a fireplace. From the reception room there are sliding doors through to the garden room with windows on three sides and double doors that open on to the garden and a door through to the dining room. The kitchen has a good

range of fitted wall and base units and a door to the utility room which in turn opens on to the garden.

The first floor has a master bedroom with en suite bathroom, three further bedrooms and a large modern family bathroom. Outside the property is approached via double cast iron gates set into a brick wall which leads to the tarmac driveway with parking for several vehicles and the double garage. The garage is attached to the single storey one bedroom annexe and a playroom which is in turn attached to the annexe. The annexe comprises; a reception room/office, kitchen, bedroom and a bathroom. The gardens are quite spectacular with manicured lawns, established trees and flower beds, a paved terrace and a Breeze house complete with thatched roof. The back garden benefits from a professionally installed and programmable irrigation system.

Local authority

South Kesteven District Council

Tax Band F

Services

Mains water, electricity and drainage.

Photography

August 2019

Viewing

Strictly by appointment with Savills.





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Main House gross internal area 2,227 sq ft / 207 sq m

Garage gross internal area 380 sq ft / 35 sq m

Annexe gross internal area 565 sq ft / 53 sq m



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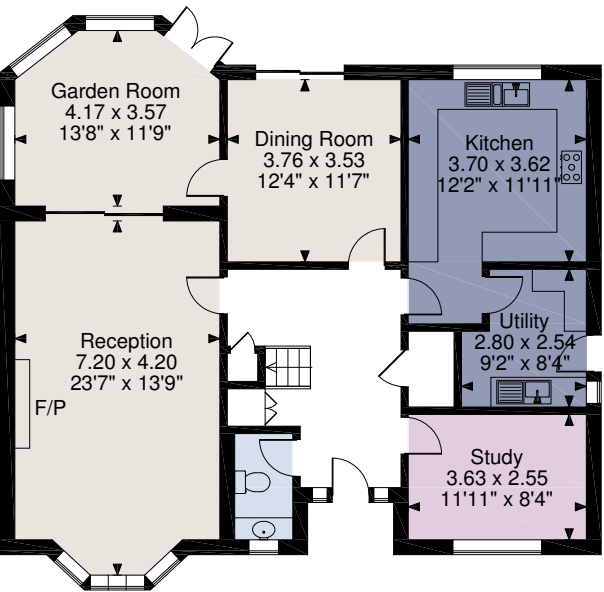
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Daisy Weaver

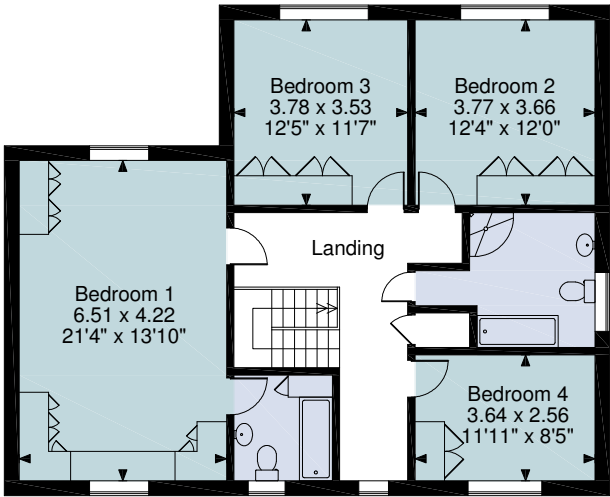
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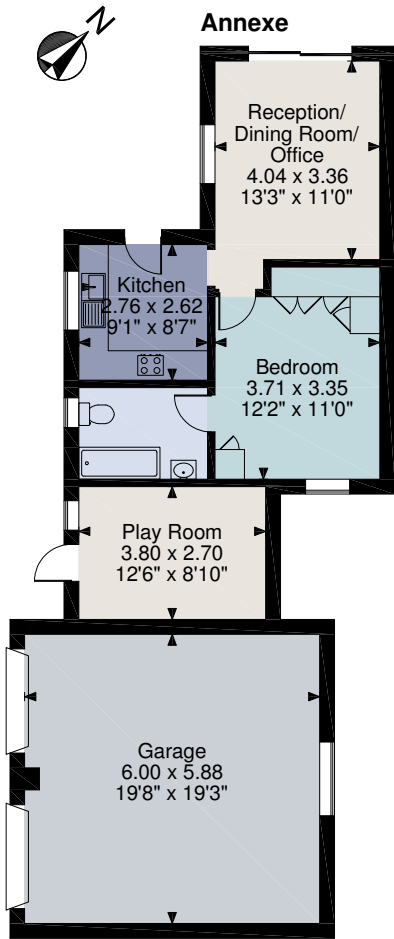
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Ground Floor



First Floor



Annexe

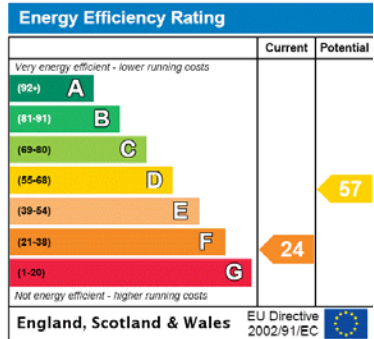
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The position & size of doors, windows, appliances and other features are approximate only.

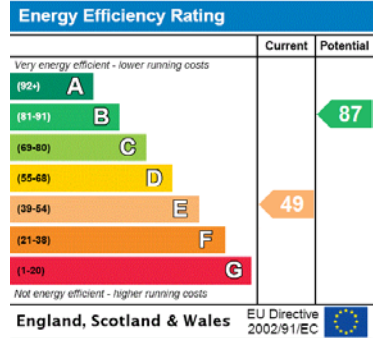
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Barthorne House EPC



Barthorne House Annexe EPC



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