

FAIRWEATHER
ESTATE AGENTS

Oakwood House, 76A Horncastle Road, Roughton Moor, Woodhall Spa Offers Over £725,000

Oakwood House

Extending to just under 3,000 sq. ft. this substantial home offers an exceptional level of space and versatility throughout. This individually designed home is neutrally decorated, with a combination of wooden floors and quality carpets and comprises four generous reception rooms. An impressive living room features a striking fireplace constructed from locally sourced stone and incorporates a multi-fuel burner, creating a wonderful focal point for the room which also opens via double doors into the hallway and dining room.

At the heart of the home lies a superb, high-quality contemporary kitchen, complete with a range of integrated appliances and complemented by a separate utility room.

To the first floor are four excellent double bedrooms, two of which benefit from en-suite shower rooms and fitted wardrobes, while the remaining bedrooms are served by a well-appointed family bathroom.

Externally, convenient parking is positioned to the front of the property, whilst the principal driveway is accessed via electric composite gates, opening onto a generous block-paved drive providing ample space for multiple vehicles. The property is further enhanced by both EV charging and caravan charging points, together with a double garage and an adjoining studio room. Offering excellent flexibility, this additional space would be ideal as a home office, hobby room, gym, or creative workspace.

The attractive split-level gardens provide a delightful outdoor environment for both relaxation and entertaining, with a variety of seating areas and mature planting creating a private and enjoyable setting.

Situated within comfortable walking distance of the picturesque village of Woodhall Spa, with its excellent range of amenities, independent shops, cafés, restaurants and leisure facilities to include a championship golf course, this outstanding family home combines generous accommodation, modern convenience and a highly desirable location to create a truly exceptional lifestyle opportunity.





2











Reception Hall – 3.90m x 4.01m (12'10" x 13'2") – An impressive introduction to the home with solid oak flooring, an elegant oak staircase rising to the first floor with understairs storage cupboard, separate cloaks cupboard, two radiators concealed behind decorative covers and double part-glazed doors opening through to both the lounge and home office.

Home Office – 3.37m x 5.36m (11'1" x 17'7") – A generously proportioned and versatile reception room currently utilised as a craft room, enjoying a front-facing double glazed window with fitted blinds, continuation of the oak flooring and radiator. Equally suited as a formal office, snug or playroom.

Kitchen/Breakfast Room – 4.31m x 4.87m (14'2" x 16'0") – A modern fully fitted kitchen, beautifully appointed with an extensive range of quality shaker-style cabinetry beneath luxurious quartz work surfaces incorporating a large central island with breakfast bar stools. Premium integrated appliances include twin Neff 'Hide & Slide' ovens, Neff microwave with warming drawer, five-ring induction hob with extractor canopy, integrated dishwasher, wine cooler, fridge drawers and Quooker boiling water tap. There is ample space for an American-style fridge freezer (available by separate negotiation). A slate tiled floor, rear-facing window and open-plan design create a superb family space.

Utility – 3.24m x 2.39m (10'8" x 7'10") – Fitted with matching work surfaces, cupboards, pull-out storage and full-height larder cupboards providing excellent storage. Two side-facing windows and a door opening directly onto the rear patio. Houses the Worcester Bosch gas central heating boiler, installed approximately two years ago and still benefiting from the manufacturer's warranty. **Cloakroom/WC** – Fitted with a modern low-level WC, vanity wash basin with storage beneath and built-in storage cupboard.

Dining Room – 4.47m x 6.59m (14'8" x 21'7") – A generous entertaining room with continuation of the oak flooring, side-facing window, two ceiling light points, two radiators with decorative cover, double doors opening to both the lounge and garden room, creating an excellent flow throughout the principal living accommodation.

Lounge – 7.01m x 6.60m (23'0" x 21'8") – Large main sitting room of exceptional proportions featuring an impressive inglenook-style fireplace constructed from locally sourced stone, housing a Stovax wood-burning stove. Windows to both front and side elevations flood the room with natural light, whilst double doors return to the reception hall.

Snug – 4.64m x 5.33m (15'3" x 17'6") – A wonderful addition overlooking the gardens with windows to two elevations and French doors opening directly onto the patio, creating the perfect indoor-outdoor entertaining space with radiator. Oak flooring continues seamlessly from the dining room.

Landing – 2.06m x 3.76m (6'9" x 12'4") – A spacious central landing with front-facing window and built-in airing cupboard.

Bedroom One – 3.60m x 5.46m (11'10" x 17'11") – An impressive principal bedroom enjoying views over the rear garden, complete with fitted wardrobes offering hanging rails and shelving, radiator and contemporary en-suite.

En-Suite – Stylishly appointed with a modern suite comprising shower enclosure, vanity wash basin and low-level WC.

Bedroom Two – 3.58m x 5.60m (11'9" x 18'4") – A generous double bedroom with front-facing window, fitted wardrobes, radiator and private en-suite shower room.

En-Suite — Fitted with a contemporary shower suite including shower enclosure, vanity wash basin and WC.

Bedroom Three – 4.65m x 5.46m (15'3" x 17'11") – A spacious double bedroom with front-facing window and radiator.

Bedroom Four – 3.22m x 3.98m (10'7" x 13'1") – A comfortable double bedroom overlooking the rear garden and access to the loft space.

Family Bathroom — Beautifully finished with fully tiled walls and flooring and fitted with a luxurious four-piece suite comprising freestanding contemporary bath with mixer tap, corner shower enclosure, vanity wash basin with storage beneath and low-level WC.



























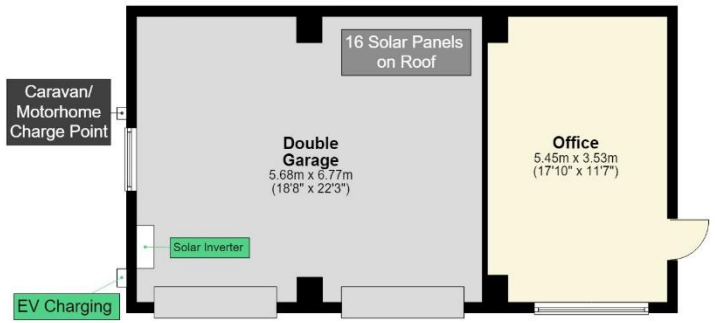
Double Garage – 5.68m x 6.77m (18'8" x 22'3") – A substantial detached double garage with twin electrically operated doors, power, lighting and extensive storage. The property benefits from an EV charging point together with a dedicated caravan/motorhome charging point. The roof is fitted with **16 solar panels** feeding a solar inverter.

Office/Studio – 5.45m x 3.53m (17'10" x 11'7") – Attached to the garage and offering exceptional versatility. Previously utilised as both a home office and gymnasium, this excellent space would equally suit hobbies, consulting room or independent workspace.

The property is approached over a shared driveway serving this property together with Nos. 78 and 80. Mature trees and established planting provide an attractive degree of privacy, whilst a lawned frontage with shrub borders and pea gravel driveway create an impressive first impression.
A **private driveway** continues along the side of the property to electrically operated composite gates set within attractive brick boundary walls, opening onto an extensive block-paved courtyard providing parking for numerous vehicles.
The attractive **landscaped rear garden** has been thoughtfully designed for both family enjoyment and entertaining. Predominantly laid to lawn and enclosed by Charles & Ivy composite fencing, it is complemented by mature trees, flowering plants and established shrub borders, together with an extensive paved terrace ideal for outdoor dining.
A particular highlight is the ornamental fish pond complete with pump and filtration system, creating an attractive focal point, whilst the superb covered outdoor entertaining area features contemporary composite panelling, ambient lighting and multiple external power points, making it the perfect space for outdoor cooking, dining and entertaining throughout the seasons.

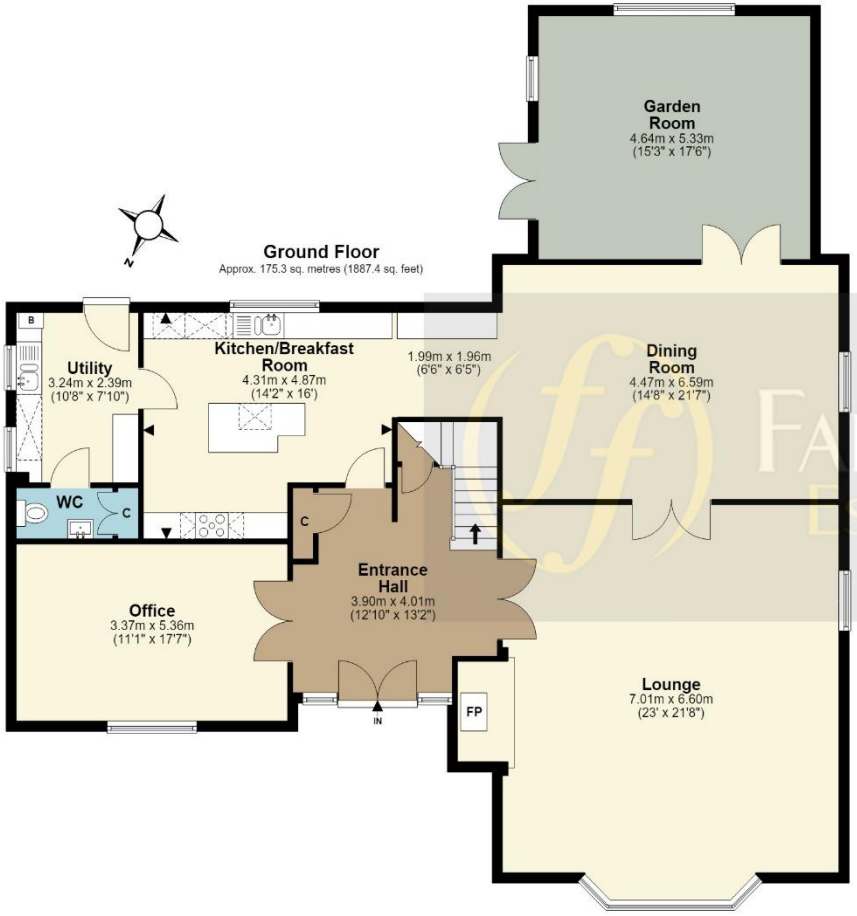
Outbuilding to Rear

Approx. 58.2 sq. metres (626.5 sq. feet)



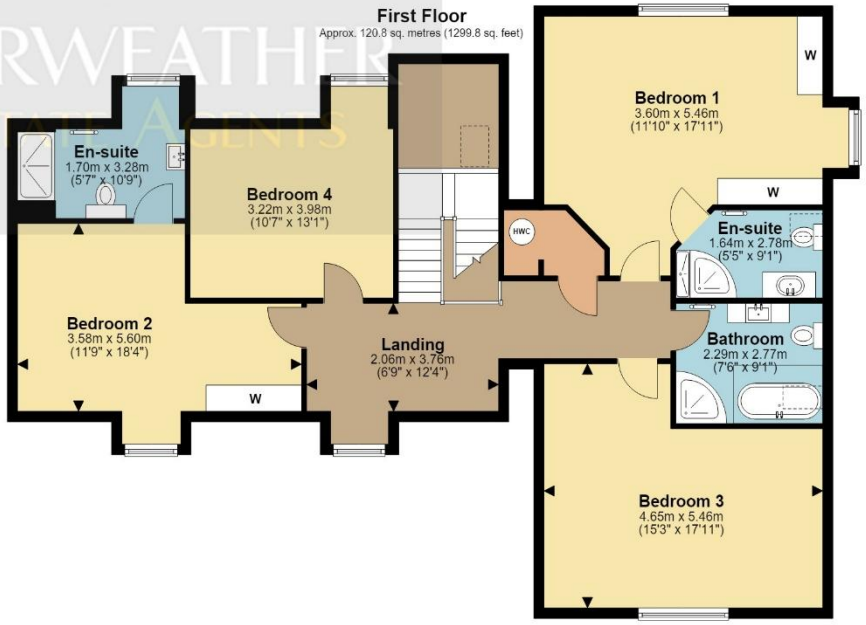
Ground Floor

Approx. 175.3 sq. metres (1887.4 sq. feet)



First Floor

Approx. 120.8 sq. metres (1299.8 sq. feet)



FAIRWEATHER ESTATE AGENTS

FAIRWEATHER
ESTATE AGENTS

22 Dolphin Lane, Boston
Lincolnshire PE21 6EU

T| 01205 336122

E| sales@fairweather-estateagents.co.uk

