



HILLCREST HOUSE

WITHAM ON THE HILL



KING WEST





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A striking, detached four-bedroom contemporary home occupying an elevated position within the sought-after village of Witham on the Hill, complete with electric gated driveway, carport and beautifully landscaped wraparound gardens with an exceptional outdoor kitchen.

Hillcrest House

Bottom Street, Witham On The Hill, PE10 0JP

Bourne (5 miles), Stamford (8 miles), Oakham (15.5 miles), Peterborough (18.5 miles) (Trains to Kings Cross in 50 minutes), Uppingham (19.5 miles), Grantham (20 miles), Melton Mowbray, (20.5 miles) Oundle (25 miles). (All distances and times are approximate)

- Beautifully presented detached family home combining contemporary interiors with generous living accommodation
- Spacious entrance hall with dedicated study and two conveniently positioned ground-floor WCs
- Open-plan kitchen and dining room with integrated appliances and adjoining utility room
- Sitting room, snug, and games room offering flexible family living
- Principal suite with dressing area and ensuite shower room
- Three further double bedrooms, two benefiting from ensuite shower rooms
- Family bathroom fitted with a separate bath and shower
- Electric gated driveway providing ample off-road parking, carport and adjoining store
- Private wraparound gardens with extensive dining terrace and outdoor kitchen
- Nestled in the picturesque village of Witham on the Hill, enjoying far-reaching countryside views

Enjoying an elevated position within this highly regarded village, Hillcrest House is an impressive, detached family home, thoughtfully designed to maximise light, space and functionality throughout.

Situation

Hillcrest House enjoys breathtaking views, situated in the sought-after village of Witham on the Hill, a picturesque village nestled in the rolling countryside of Lincolnshire, offering a serene and idyllic setting for those seeking a peaceful, rural lifestyle. Characterised by its traditional stone cottages and scenic surroundings, the village exudes timeless English charm. The village boasts a beautiful church, an award-winning public house, The Six Bells, and a highly regarded preparatory school, Witham Hall.

The area is known for its strong sense of community, scenic walking trails, and close proximity to local state and private schools, such as Stamford, Oakham, Uppingham and Oundle, making it an appealing choice for families and retirees alike.

Located just a short drive from the market towns of Stamford and Bourne, it provides residents with the perfect balance of quiet village life and access to essential amenities. Peterborough to the south and Grantham to the north provide more extensive commercial, leisure and shopping facilities with fast and frequent train services to London Kings Cross.

Description

Enjoying an elevated position within this highly regarded village, Hillcrest House is an impressive, detached family home, thoughtfully designed to maximise light, space and functionality throughout. Combining generous reception space with beautifully landscaped gardens and modern conveniences, the property offers superb family living both inside and out.

Stepping through the front door, you are welcomed into a bright and spacious entrance hall, where natural light pours through, immediately establishing the home's inviting atmosphere. From here, elegant oak interior doors lead to the principal reception rooms, while a central staircase rises to the first floor.

Positioned to the left, the snug provides a cosy retreat, complete with French doors opening out to the terrace and garden beyond. Next door, the triple-aspect sitting room is beautifully proportioned, ideally suited to both everyday living and entertaining. Centred around a striking stone fireplace with inset wood burner and a fitted shelving unit, the room enjoys an abundance of natural light through bay windows to the front elevation, while sliding doors open onto the dining terrace, creating a seamless connection between the indoors and out.

To the right of the entrance hall, the study offers an ideal setting for home working, benefitting from fitted cupboards, a gun cabinet and attractive views to the front. A practical ground-floor WC completes this section of the home.

At the heart of the home lies the open-plan kitchen-dining room, a wonderfully sociable space designed with both family life and entertaining in mind. Integrated appliances are complemented by extensive cabinetry providing excellent storage throughout. A central island offers additional preparation and storage space, while the adjoining dining area enjoys a bright dual-aspect outlook with double doors out to the terrace.

Leading from the kitchen, a dedicated utility room provides additional convenience, fitted with further cabinetry, a sink, and plumbing for both a washing machine and tumble dryer. Adjoining this space, a conveniently positioned WC enhances the home's day-to-day practicality.

Completing the ground floor is the impressive dual-aspect games room, a generous and highly versatile space enjoying direct access to the garden, ideally suited as a family room, gym, or entertaining area.

Ascending the staircase, the first-floor landing is filled with natural light, giving access to a series of beautifully proportioned bedrooms. The principal bedroom provides a peaceful retreat, with triple-aspect views across the garden and surrounding countryside, and a dressing area with extensive hanging and storage space, together with a well-appointed ensuite shower room featuring a vanity unit, heated towel rail and rainfall shower.

Three further generously sized bedrooms are arranged across the first floor, two of which benefit from their own ensuite shower rooms. Two of the bedrooms also feature fitted wardrobes, providing excellent built-in storage. A contemporary family bathroom serves the fourth bedroom, fitted with a bath, separate shower, vanity unit and heated towel rail. A useful linen cupboard completes the first floor.

Outside

Outside, electric gates open onto a generous private driveway, with CCTV providing additional security. A substantial carport offers covered parking, alongside a useful loft space and adjoining storage room/workshop.

The wraparound gardens have been thoughtfully landscaped to create a series of outdoor areas, predominantly laid to lawn and interspersed with mature specimen trees, established planting, and carefully designed tiered borders framed by gabion retaining walls. Mature hedging encloses the frontage, ensuring a strong sense of privacy and seclusion throughout.

Extending directly from the house, an extensive dining terrace provides an exceptional setting for outdoor entertaining and al fresco dining, enhanced by a striking water feature that introduces a calming focal point within the garden.

Stone steps lead down to a superb outdoor kitchen and entertaining area, sheltered beneath a pagoda. Complete with a fridge and pizza oven, this beautifully designed space further enhances the home's entertaining appeal.

Extending to approximately one acre, the grounds at Hillcrest House provide an exceptional balance of family living, outdoor entertaining and privacy, all within one of the area's most desirable village settings.







General Remarks

Council Tax

Band G

Directions

Take the A6121 north out of Stamford towards Ryhall. Continue on the A6121 for approximately 7 miles, passing through Ryhall and Essendine, before taking the left turn signposted to Witham on the Hill. On entering the village of Witham on the Hill, pass the church on the right-hand side and take the right fork onto Bottom Street. Continue along Bottom Street for approximately 200 metres, where the driveway for Hillcrest House will be found on the left-hand side.

Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as curtains, light fittings and garden ornaments, are specifically excluded but may be available by separate negotiation.

Services

Mains water, electricity and drainage are connected. Oil central heating. None of the services have been tested by the agents.

Statutory Authority

South Kesteven

Tenure

Freehold

Viewing

The property may only be inspected by prior arrangement through King West

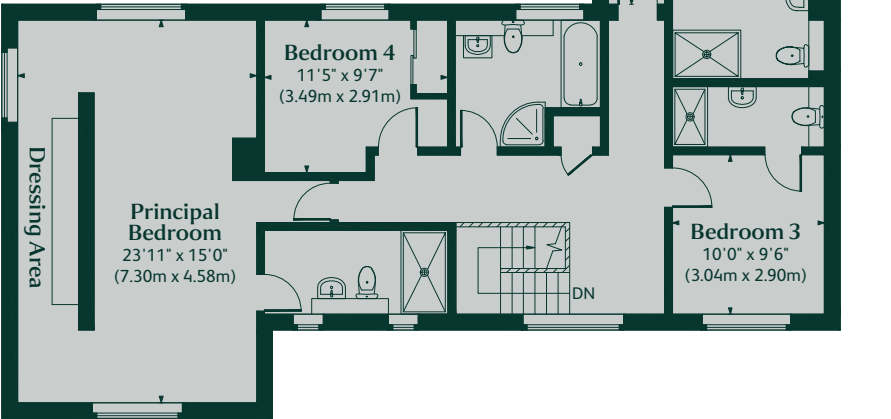
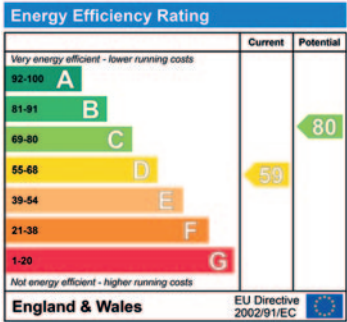
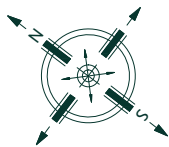
What Three Words

Winning.shallower.silently

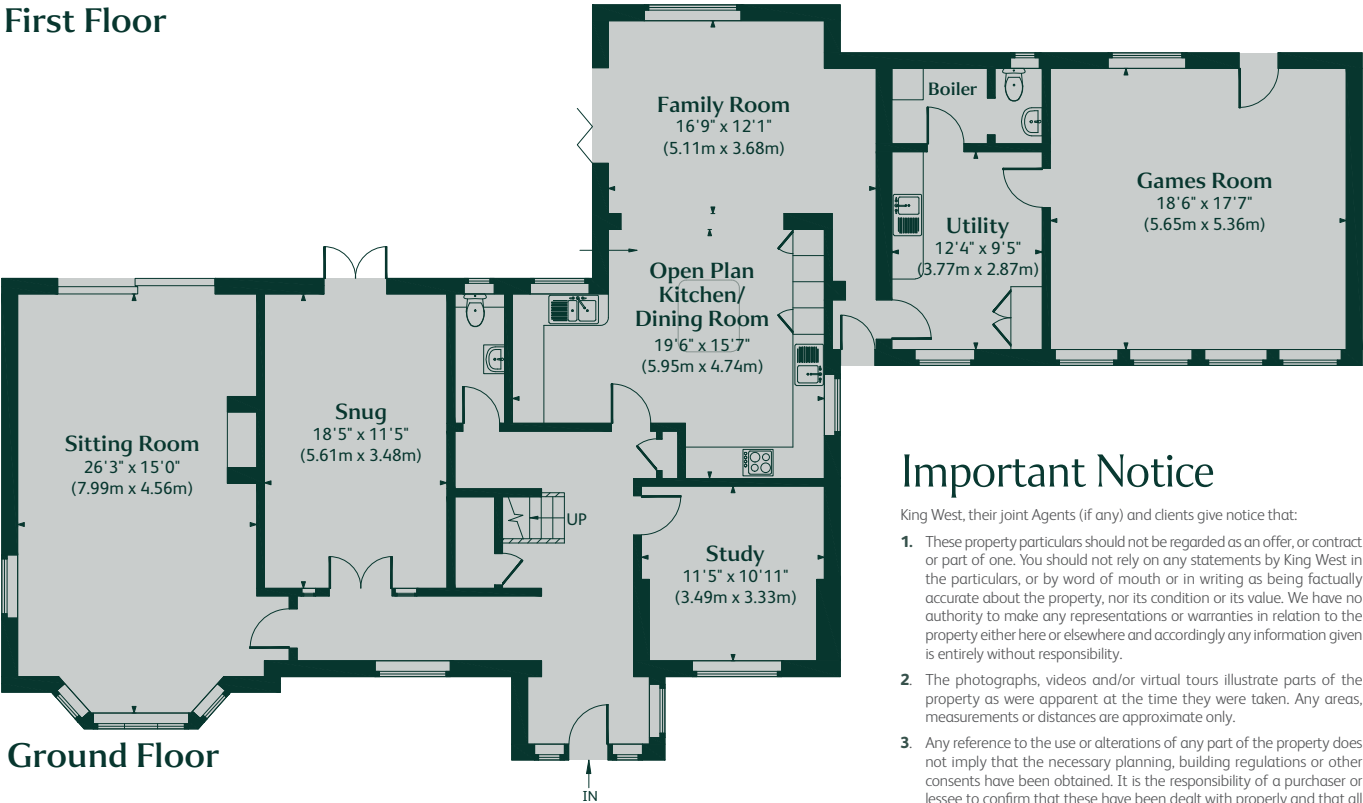


Floorplans

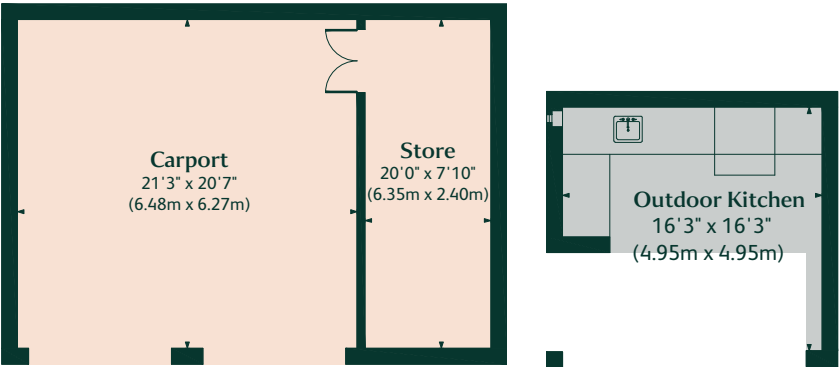
Approximate Gross Internal Area
Main House = 308 sq.m/3312 sq.ft
Outbuilding = 15 sq.m/162 sq.ft
Total = 323 sq.m/3474 sq.ft



First Floor



Ground Floor



Outbuilding

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