



KING WEST



WITHAM MANOR, WITHAM ON THE HILL, BOURNE, LINCOLNSHIRE



KING WEST

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These particulars are intended as a guide and must not be relied upon as statements of facts

A distinguished seven-bedroom stone-built country home, offering elegant reception rooms and generous accommodation, set behind private gates within beautifully manicured gardens, with ample parking and an integral double garage, enviably located in the highly regarded village of Witham on the Hill.

Witham Manor

Witham on the Hill, Bourne, Lincolnshire, PE10 0JH

Bourne (5 miles), Stamford (8 miles), Oakham (15.5 miles), Peterborough (18 miles) (Trains to Kings Cross in 50 minutes), Uppingham (19.5 miles), Grantham (19 miles), Oundle (25 miles) (All distances and times are approximate)

- An exceptional stone-built village home combining period charm with beautifully appointed living accommodation
- Welcoming reception hall, study, boot room, utility room, walk-in pantry and ground-floor WC
- Open-plan kitchen, living and breakfast room with French doors opening onto the dining terrace
- Family room, dining room, and drawing room, each with character fireplaces
- Principal suite with dedicated dressing room and ensuite bathroom
- Six further double bedrooms, including a guest suite, served by two family bathrooms
- Beautifully manicured wraparound gardens with expansive dining terrace
- Approached via a gated gravel driveway with ample off-road parking and integral double garage
- Occupying a prime position within the highly regarded village of Witham on the Hill

Situation

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

The surrounding area is renowned for its excellent walking and cycling routes, together with a wealth of leisure opportunities across the neighbouring countryside. The nearby market towns of Stamford and Bourne provide an excellent range of independent boutiques, cafés, restaurants, supermarkets, and everyday amenities, whilst the wider area offers a choice of golf courses, country pursuits, and numerous historic attractions.

The area is particularly well regarded for its excellent schooling, with an outstanding choice of highly respected state and private education available locally. Alongside the renowned Witham Hall, exceptional schools can be found in nearby Stamford, Oakham, Uppingham and Oundle, including the prestigious Stamford Endowed Schools, making the village an excellent choice for families.



For commuters, Witham on the Hill is conveniently positioned with easy access to the A1, providing excellent connections both north and south and linking to the wider motorway network. Peterborough and Grantham offer comprehensive shopping and leisure facilities, together with fast and frequent mainline rail services to London King's Cross.

Combining the tranquillity of village life with excellent connectivity, outstanding schooling, and easy access to some of the region's finest market towns, Witham on the Hill remains one of Lincolnshire's most desirable village locations, with Witham Manor perfectly placed to enjoy everything the area has to offer.

Description

Occupying an enviable position, Witham Manor is an exceptional country home of considerable charm and distinction. Built of stone beneath a Collyweston slate roof, the property offers generous and versatile accommodation arranged across two floors, combining elegant proportions, period character and beautifully appointed living spaces, equally suited to family life and entertaining.

Stepping through the oak front door, you are welcomed into a spacious reception hall, where flagstone flooring underfoot and an abundance of natural light create an inviting introduction to the home. Opposite, the boot room provides a useful everyday space, fitted with hooks for coats and cloaks and opening through French doors onto the side terrace and gardens, creating a seamless connection between the house and outdoors.

From here, the study forms a peaceful retreat, perfectly suited for home working. Bespoke fitted cabinetry and shelving span one wall, while doors lead to the rear of the property and the integral garage.

Flagstone flooring continues through to the impressive kitchen-living-breakfast room, undoubtedly the heart of the home. Designed with both family life and entertaining in mind, the bespoke kitchen enjoys views over the front elevation and is fitted with a range of integrated appliances. An electric Aga with twin hot plates complements the generous central island, which provides extensive preparation space, integrated storage and informal bar seating, creating a sociable hub.

The kitchen flows effortlessly into the adjoining sitting and breakfast areas, where parquet flooring enhances the warmth of the space. Centred around a fireplace with wood-burning stove, the sitting area offers a welcoming retreat, with French doors opening directly onto the dining terrace, drawing natural light into the room. The dual-aspect breakfast area enjoys delightful views across the surrounding gardens, creating a bright and informal setting for family dining. A walk-in pantry, fitted with shelving, provides further storage and practical convenience, while a ground-floor WC completes this section of the house.

Continuing through the home, panelled walls and attractive parquet flooring guide you towards the rear of the property, where a series of elegant reception rooms unfold.

Currently arranged as a playroom, the first reception room is a highly versatile space, equally suited as a formal dining room, family room or additional sitting room. Dual-aspect windows fill the room with light, while French doors open onto the side terrace.

Beyond lies the triple-aspect dining room, where parquet flooring, a stone-surround fireplace and panoramic views across the gardens combine to create an exceptional setting for entertaining. Adjoining this, the drawing room offers a more relaxed reception space, with dual-aspect windows, a second stone fireplace and French doors opening onto the garden.

Ascending the striking staircase, the spacious first-floor landing has been thoughtfully arranged as an inviting sitting area, complete with a period fireplace and fitted bookcase, with natural light flooding the space from surrounding windows. Directly ahead, a charming double bedroom boasts picturesque views across the gardens, together with fitted wardrobes and a feature fireplace, served by a family bathroom appointed with a bath and shower over.



Continuing along the landing, and passing a further double bedroom, you arrive at another generously proportioned bedroom, where dual-aspect windows frame views across the gardens and surrounding countryside.

Occupying a peaceful position at the end of the landing, the principal suite enjoys delightful dual-aspect views across the surrounding gardens. Fitted wardrobes provide excellent storage, while a dedicated dressing room, complete with further bespoke wardrobes, leads through to the ensuite bathroom, well-appointed with both a bath and separate shower.

Returning to the top of the staircase and continuing left, a further family shower room, fitted with a rainfall shower, serves this wing of the house, alongside useful linen cupboards providing excellent additional storage. Beyond are two additional double bedrooms, one featuring a charming deep-set windowsill flanked by fitted cabinetry, while the other benefits from fitted wardrobes.

Completing the accommodation is an excellent guest suite, comprising a spacious double bedroom, separate dressing area with fitted wardrobes and an ensuite bathroom with a bath and shower over.

Outside

Approached through wrought iron gates, Witham Manor is set behind an enclosed gravel driveway bordered by mature hedging and well-stocked flowering borders, creating an impressive sense of arrival. The driveway offers extensive parking for multiple vehicles and gives access to the integral double garage, fitted with bi-folding doors and providing space for up to four vehicles.

The beautifully maintained gardens wrap elegantly around the house, predominantly laid to lawn and framed by established flowering borders, herbaceous planting and specimen trees. Rose beds create a focal point within the lawn, while a magnificent backdrop of mature trees, including established chestnut trees, affords a wonderful sense of privacy and seclusion. Wisteria and climbing roses adorn the rear elevation, adding colour and seasonal interest throughout the year.

An expansive dining terrace is accessed directly from the sitting room and breakfast area, creating an exceptional setting for outdoor entertaining and enjoying the peaceful surroundings. A gravel pathway leads from the terrace to a pedestrian gate providing access back to the driveway, whilst a further gate opens directly onto Elm Avenue.

To the side of the house, French doors from the boot room open onto an additional terrace. A rose-covered arbour frames the approach to the greenhouse, while mature apple and pear trees, a graceful weeping willow and clipped topiary add structure and character to this part of the garden. Practical additions include a storage shed, woodshed and double gates allowing vehicle access from the driveway.

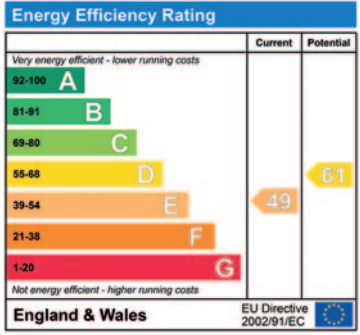
With its exceptional privacy, established planting and thoughtfully designed outdoor spaces, the gardens at Witham Manor provide a wonderful extension of the living accommodation, offering both peaceful spaces for relaxation and exceptional opportunities for entertaining.



Floorplans



Approximate Gross Internal Area
Main House = 579 sq.m/6230 sq.ft
Garage = 43 sq.m/464 sq.ft
Total = 622 sq.m/6694 sq.ft



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General Remarks

Council Tax

Band H

Directions

Leave Stamford via the A6121 heading north towards Ryhall. Continue along this road for approximately 7 miles, passing through Ryhall and Essendine, before taking the left-hand turning signposted for Witham on the Hill. Upon entering the village, pass the church on your right-hand side and continue for approximately 350 metres. Witham Manor will be found on the right-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 District Council

Tenure

Freehold

Viewing

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

What Three Words

Negotiators.paused.rockets





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