



Wykeham House

Marsh Road | Wykeham | Spalding | Lincolnshire | PE11

FINE & COUNTRY

KEY FEATURES

- A Strikingly Attractive South Lincolnshire Modern Country House
- Positioned Behind the Bank of the River Welland Near Spalding
- Upgraded and Improved by the Current Owners to a High Standard
- Three Reception Rooms, Kitchen, Breakfast Room and Study
- Four Bedrooms, an En Suite and a Family 'Jack and Jill' Bathroom
- One Bedroom Self-Contained Annex Above Double Garage
- Approached via a Tree-lined Avenue and Large Gravel Carriage Drive
- Approximately 2.6 Acres of Gardens and Grounds (stms), Pond, Wooded Grove
- Former Stables and Garage, Currently Used as Garden Store, With Room Above with Potential for Further Accommodation (Subject to Planning)
- Pool House, Pre-Equipped for a Heated Indoor Swimming Pool With Changing Room and Shower





Wykeham House is set in a tranquil, waterside enclave which appears to be buried deep in the country, but is actually only a 5 minute drive from the bustling centre of the Georgian market town of Spalding. It is a superb country residence, surrounded by majestic trees, built just over two decades ago, providing a generous amount of accommodation as well as potential for expansion.

The house, although modern, reflects a gracious earlier era in stature and style. It is a substantial home with a pleasingly symmetrical façade, graced with large, double glazed sash windows and elegant entrances with fanlights. The red brick is softened by a pair of magnificent, mature wisterias and masses of pink climbing roses. The approach is from a country road running parallel to Spalding's River Welland, its entrance a gravelled drive that sweeps round a circular lawn in front of the house.











Inside, you are immediately struck by a sense of grandeur and luxury with high ceilings and commodious, dual aspect rooms featuring fine cornicing, picture rails and impressive fireplaces. The elegant staircase rises and turns to a galleried landing from the expansive, tiled entrance hall. An unobtrusive but extremely useful lift has been installed. The reception rooms include a comfortable drawing room, a magnificent formal dining room, a sitting room with beautiful parquet floor currently used as a study, and a second smaller study. There is also a breakfast room with French doors opening onto an enclosed decked terrace perfect for dining outside. The large gourmet kitchen was fitted two years ago, and is equipped with an abundance of Shaker style units topped with black granite, and a large, modern Aga, as well as induction hob, electric oven and microwave. There is a

separate pantry with sink and storage, where the owners have a large fridge, freezer and wine cooler.

“We’ve always appreciated the very high standard to which the house was built 25 years ago,” states the owner. Four double bedrooms and the family bathroom are upstairs; three are extremely spacious and fitted with generous amounts of wardrobes, the principal bedroom enjoying an en suite bathroom and a his-and-her walk-in dressing rooms. “We love the views from the bedrooms, it’s a joy to open the curtains every morning, and see the beech and horse chestnut trees, some of them over 200 years old,” says the owner.

The property also provides a large, self-contained one-bedroom apartment which lies over the adjoining double

garage. It has a separate entrance at the side of the house, but can also be accessed from a hallway in the main house. The owner notes, “The self-contained apartment has been indispensable – we have had family stay there many times, as well as staff from time to time.”

There are two outbuildings. The older structure is a century-old former stable and garage, now providing useful storage for a tractor, mower, tools etc, with an upstairs area which could be turned into staff quarters or family accommodation. The newer structure is a 15 year-old pool house, pre-equipped for a 15 x 20 foot heated indoor swimming pool. There is a shower, WC and changing room in the pool house.







ANNEX





The grounds of Wykeham House are sheer delight. Covering an area of over two and a half acres, they are private and tranquil and run alongside the River Welland. "Our own private access to the river bank via the steps next to the old garage is a joy and a rare privilege!" says the owner.

The lower part of the garden is an enchanting refuge. The owners have planted extensively, using ferns and bamboos for a tropical touch. At the lowest part of the garden, they have created a wildlife pond, surrounded by sedges and other reeds, exotic grasses, irises, water forget-me-nots, callas, brass buttons, water dropwort and many other marginals. There are numerous waterlilies in the deeper parts. Now every summer is a riot of colour. Animal and bird visitors of all kinds come, and it's a delightful place to sit and be at peace.

The owners love the rich and varied birdlife in the garden. "Most days we can see and hear twenty different species. We have heard the cuckoo every spring, as well barn and tawny owls, green woodpeckers, and even nightingales last summer! We get visits from roe deer, muntjac, badgers, foxes, hares and rabbits."



Straddling the river further upstream, the pretty, Georgian town of Spalding is a short distance away and offers everything you would expect from a busy market town including highly sought after schools such as the High School (for girls) rated Outstanding by Ofsted and the Grammar (for boys) rated Good, and in the private sector, Ayscoughfee Hall prep school. There are supermarkets, high street and independent shops, Springfields retail outlet on the outskirts of town, sports centres and clubs, South Holland Arts Centre, Ayscoughfee Hall to visit with an excellent new café, even a River Taxi, the Johnson's Hospital and a train station.

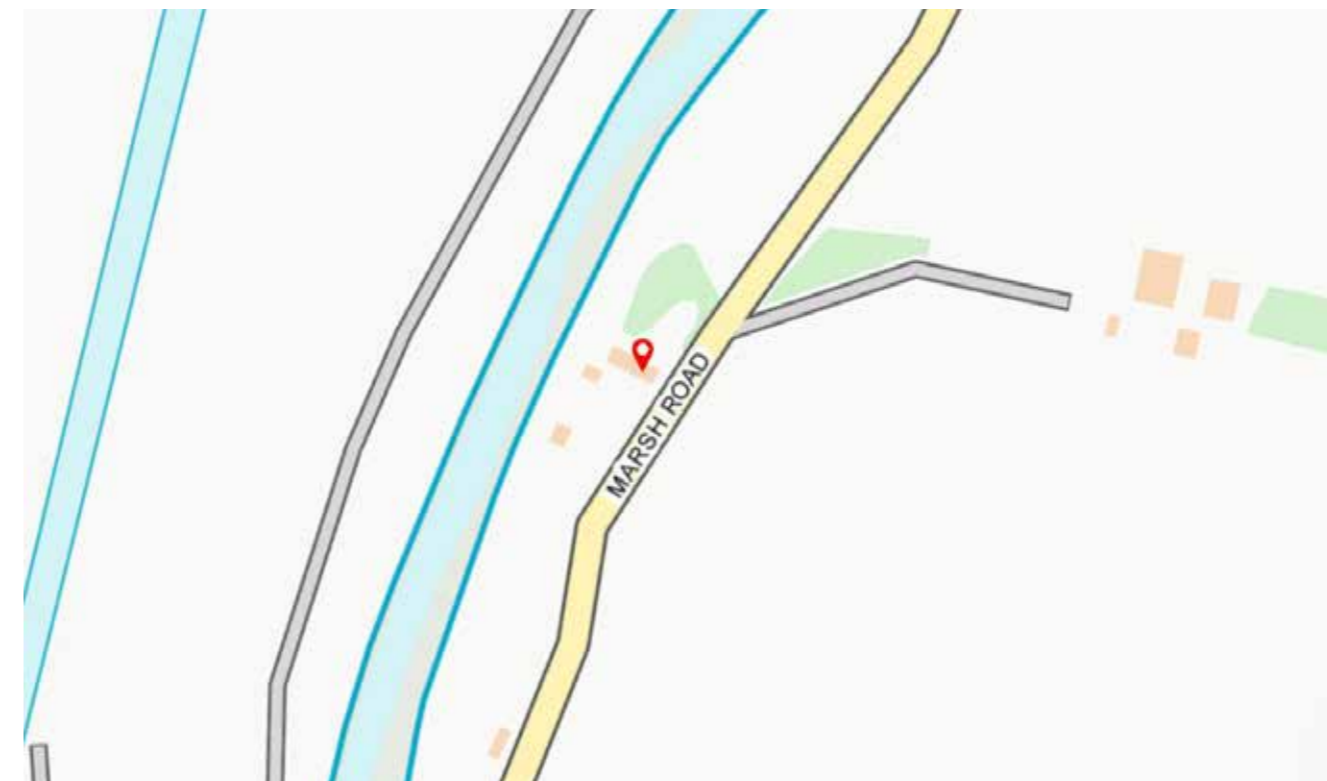
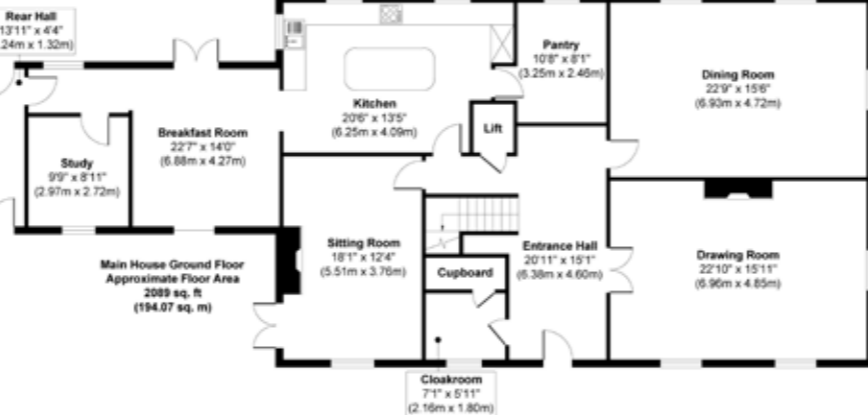
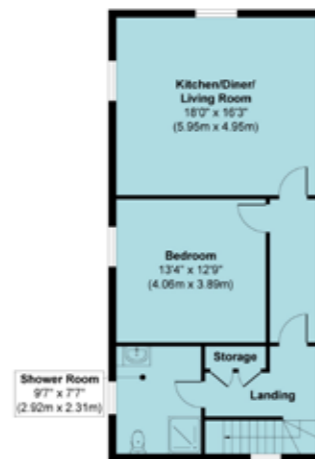
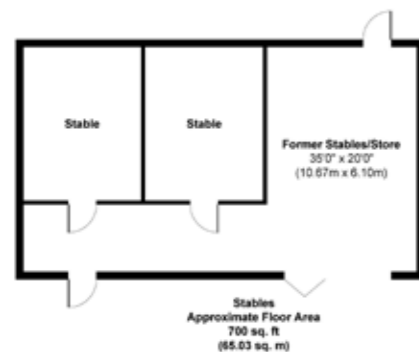
The owners have found the location excellent. "There is easy train access to London – the 8:00am from Spalding gets us to King's Cross before 9:30. Cambridge is an hour and a half with East Midlands Railway. The Lincolnshire Wolds, Norfolk coast, Thetford Forest and other areas of great natural beauty are within easy reach. Wykeham House is a wonderful place to live, winter and summer. Our work is taking us abroad, and we will miss it greatly!"





Approx. Gross Internal Floor Area
Main House = 3737 sq. ft / 347.17 sq. m
Annex = 815 sq. ft / 75.71 sq. m
Garage & Boiler = 500 sq. ft / 46.45 sq. m
Outbuildings = 1751 sq. ft / 162.67 sq. m
Total = 6803 sq. ft / 632.00 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property



LOCAL AUTHORITY: South Holland District Council

SERVICES: Mains Electricity and Water, Septic Tank and Oil Fired Central Heating

Council Tax Band:
 Main House: F
 Annex: A

TENURE: Freehold

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