



Rufford House, High Street, Brant Broughton, Lincoln

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OLIVER REILLY



# Rufford House, High Street, Brant Broughton, Lincoln

Guide Price £700,000 - £750,000

- STUNNING DETACHED FAMILY RESIDENCE
- PICTURESQUE VILLAGE POSITION
- SUBLIME U-SHAPED FAMILY KITCHEN
- FAMILY BATHROOM & TWO EN-SUITES
- SUPERB 0.30 OF AN ACRE PRIVATE PLOT
- FIVE DOUBLE BEDROOMS
- TWO HUGE RECEPTION ROOMS
- GF W.C & UTILITY ROOM
- DOUBLE GARAGE & EXTENSIVE GATED DRIVEWAY
- VIEWING ESSENTIAL! Tenure: Freehold EPC 'C'



**RECEPTION HALL:** 19'1 x 15'8 (5.82m x 4.78m)

Accessed via a secure composite front entrance door accompanied by an obscure uPVC double glazed floor to ceiling window. Providing complementary oak engineered flooring, a walk-in feature bay window to the front elevation, with uPVC double glazed windows. A lovely oak staircase with glass balustrade, two stylish vertical radiators, recessed ceiling spotlights, telephone point, alarm control panel, PIR alarm sensor, central heating thermostat. Access into both reception rooms and through to the inner hall. Max measurements provided into bay-window.

**INNER HALL:** 5'8 x 5'5 (1.73m x 1.65m)

With continuation of the oak engineered flooring and recessed ceiling spotlights, with a PIR alarm sensor. Access into the kitchen, separate dining area and ground floor W.C.

**GROUND FLOOR CLOAKROOM/ W.C:** 5'7 x 5'4 (1.70m x 1.63m)

Accessed via a complementary oak internal door. Of stylish modern design. Providing ceramic tiled flooring. A low-level W.C and oval wash hand basin with high-level chrome mixer tap and floating vanity storage unit, with partial walled splash backs and illuminated vanity mirror above. Stylish vertical radiator. Ceiling light fitting and extractor fan.

**BAY-FRONTED LOUNGE:** 19'4 x 13'8 (5.89m x 4.17m)

Accessed via a complementary oak internal door. A VERY LARGE BAY-FRONTED RECEPTION ROOM. Providing luxurious carpeted flooring, two vertical radiators, complementary integrated shelving, a ceiling light fitting and lovely bay-window with integrated window seat and uPVC double glazed windows to the front elevation. Max measurements provided into bay-window.

**FAMILY/PLAY ROOM:** 16'10 x 16'9 (5.13m x 5.11m)

Accessed via complementary oak double internal doors. A HUGE RECEPTION ROOM. Providing multi-purpose use/ potential. Providing modern grey laminate flooring with under-floor heating, two ceiling light fittings. A fitted storage cupboard with access to the electrical RCD consumer unit. A low-level cupboard houses the under-floor heating manifold. Two uPVC double glazed windows to the front elevation. Access into the utility room.

**LIVING/ DINING AREA:** 24'3 x 13'7 (7.39m x 4.14m)

Accessed via a complementary oak internal door. A SUBSTANTIAL FAMILY-SIZED SPACE. Providing stylish ceramic flooring with under-floor heating. There are sufficient dining and living space. To be used in a variety of ways. There is a ceiling light fitting in the dining area and recessed ceiling spotlights within the living area. OPEN-PLAN to the additional living space and breakfast kitchen.

**OPEN-PLAN FAMILY LIVING SPACE:** 33'11 x 11'3 (10.34m x 3.43m)

A HUGE SPACE. Cleverly utilised by the current vendors, to enhance a spacious, functional and free-flowing design. Continuation of the ceramic tiled flooring, with under-floor heating. Three Velux roof lights and two sets of BI-FOLDING DOORS. Linking the outside, with inside, via an extensive paved patio. There is a central entertainment unit, with fitted wall and base units with oak work surface over and two under counter wine/ beer fridges. PERFECT for any kind of get-together! Continuation of the recessed ceiling spotlights, a uPVC double glazed window to the side elevation. OPEN-PLAN access into the kitchen area.

**BREAKFAST KITCHEN:** 24'3 x 13'1 (7.39m x 3.99m)

A STUNNING CONTEMPORARY KITCHEN. With continuation of the ceramic tiled flooring, with under-floor heating and recessed ceiling spotlights. Providing a marvelously sleek design with extensive full height fitted units. A central breakfast island hosts under counter base units. Quartz flat edge worksurfaces. An inset 'CDA' four ring induction hob with a downdraft worktop extractor hood. Two medium height 'NEFF' electric ovens. Inset sink with drainer and hot tap. Integrated dishwasher. Provision for a freestanding American-style fridge freezer. uPVC double glazed window to the side elevation. A secret door gives access into the separate utility room...

Guide Price: £700,000 - £750,000. A DREAM FAMILY HOME!.. SETTING THE STANDARD!!!

Welcome to Rufford House. An EXCEPTIONAL detached family residence. Standing proud within the picturesque semi-rural village of Brant Broughton. This is a home of TRUE DISTINCTION. Spanning in excess of 3,000 square ft. Enjoying private captivating 0.30 of an acre plot. The outstanding accommodation will entice you immediately. Greeted by an inviting and generous bay-fronted reception hall with oak staircase. An inner hall provides a stylish ground floor cloakroom and a FABULOUS 24 FT OPEN-PLAN LIVING/DINING KITCHEN. Cleverly defined by separate sections. To enhance the free-flowing design. There are two sets of BI-FOLDING DOORS and various Velux roof lights. Allowing a wealth of natural light to flood through. The high specification breakfast kitchen has a range of integrated appliances, with a 'secret' door leading into a large utility room. Furthermore the ground floor benefits from TWO VERY LARGE RECEPTION ROOMS. The wonderful galleried landing hosts an oak staircase with complementary glass balustrade. Enjoying FIVE DOUBLE BEDROOMS. One of which is utilised as a home office. The copious master bedroom is captivated by an idyllic outlook over the immensely private rear garden, via a Juliet Balcony. Sliding doors and ceiling sensor lighting enhance the dressing room and luxurious master en-suite. Bedroom's two and three host a Jack & Jill en-suite shower room. Externally, the scenic setting enjoys open outlooks to the front and rear. You are welcomed by an electric double gated entrance, with an extensive block paved driveway, allowing ample off-street parking, with access into a detached double garage. The rear garden has been professionally landscaped with a substantial paved entertainment area and a separate child-friendly garden behind. Without a doubt, this marvellous residence has a WOW-factor.. In ABUNDANCE! Take a look for yourself. You won't be disappointed!





#### UTILITY ROOM:

Providing tiled flooring. Fitted wall and base units with oak roll-top work surfaces over. Inset stainless steel oval sink. Under counter plumbing/ provision for a washing machine. Two ceiling light fittings, contemporary radiator, Access into the kitchen. A uPVC double glazed window to the rear elevation and a composite door, gives access into the garden.

17'9 x 5'9 (5.41m x 1.75m)

#### GALLERIED FIRST FLOOR LANDING:

A wonderfully inviting space, connecting the whole of the first floor. Providing funky floral carpeted flooring, an oak staircase with glass balustrade. Fitted airing cupboard housing the hot water cylinder. Stylish vertical radiator. Recessed ceiling spotlights, smoke alarm, loft hatch access point. Access into the family bathroom and all FIVE DOUBLE BEDROOMS.

19'6 x 7'3 (5.94m x 2.21m)

#### MASTER BEDROOM:

Accessed via a complementary oak internal door. A STUNNING PRINCIPLE BEDROOM. Providing carpeted flooring, recessed ceiling spotlights and ceiling light fitting. Stylish vertical radiator, loft hatch access point, floor to ceiling uPVC double glazed window to the rear elevation and uPVC double glazed French doors, creating a lovely Juliet balcony, with outlook over the gorgeous rear garden. A contemporary frosted sliding door leads into the dressing room.

17'0 x 13'4 (5.18m x 4.06m)

#### DRESSING ROOM:

VERY WELL-PROPORTIONED and smartly designed. Providing luxurious carpeted flooring. Extensive wardrobe space. Fitted drawer base units and a vanity seating/ make-up area. Stylish vertical radiator. Sensored recessed ceiling spotlights, uPVC double glazed window to the front elevation. Access into the master en-suite via a contemporary frosted glass sliding door.

11'2 x 10'6 (3.40m x 3.20m)

#### MASTER EN-SUITE:

Accessed via a complementary oak internal door. Of STUNNING CONTEMPORARY DESIGN. Providing tiled flooring, a large walk-in shower with mains shower facility with rainfall shower head, mermaid boarding and internal obscure window into the master bedroom. Low-level W.C and his/hers ceramic sinks with chrome mixer taps. Inset to a vanity storage unit. Recessed ceiling spotlights and extractor fan.

8'8 x 6'4 (2.64m x 1.93m)

#### BEDROOM TWO:

Accessed via a complementary oak internal door. A WONDERFUL DOUBLE BEDROOM. Located at the front of the property. Providing carpeted flooring, a double panel radiator, ceiling light fitting, uPVC double glazed window to the front elevation and access into the Jack & Jill En-suite, via a complimentary oak internal door. Max measurements provided.

16'5 x 13'8 (5.00m x 4.17m)

#### JACK & JILL EN-SUITE:

Of attractive modern design. Providing tiled flooring, with under-floor heating. A double shower cubicle with mains shower facility and rainfall effect shower head with stylish modern floor to ceiling tiled splash backs. A low-level W.C and a stylish pedestal wash hand basin with chrome mixer tap. Recessed ceiling spotlights, extractor fan and obscure uPVC double glazed window to the side elevation. A complementary oak internal door gives access into bedroom three.

7'7 x 4'5 (2.31m x 1.35m)

#### BEDROOM THREE:

Accessed via a complementary oak internal door. AN ADDITIONAL AND EQUALLY TASEFUL DOUBLWE BEDROOM. Located to the rear of the property. Providing carpeted flooring, a double panel radiator and ceiling light fitting. uPVC double glazed window to the rear elevation, overlooking the lovely rear garden.

13'8 x 11'10 (4.17m x 3.61m)

#### BEDROOM FOUR:

Accessed via a complementary oak internal door. A GENEROUS DOUBLE BEDROOM. Located at the front of the house Providing carpeted flooring, a double panel radiator, ceiling light fitting and two uPVC double glazed windows to the front elevation. Overlooking the enviable front garden and private entrance.

19'1 x 9'2 (5.82m x 2.79m)

#### BEDROOM FIVE/ HOME OFFICE:

Accessed via a complementary oak internal door. A FURTHER DOUBLE BEDROOM. Currently setup as a functional home office. Providing oak laminate flooring. Recessed ceiling spotlights, a double panel radiator and uPVC double glazed window to the rear elevation. Overlooking the garden.

11'1 x 8'5 (3.38m x 2.57m)

#### FAMILY BATHROOM:

Accessed via a complementary oak internal door. Of attractive modern design. Providing tiled flooring, a large freestanding bath with high-level chrome mixer tap with overhead shower facility. Sleek and stylish floor to ceiling walled tiled splashback behind. Low-level W.C, ceramic wash hand basin with chrome mixer tap, partial walled tiled splash back and a floating vanity drawer storage unit. Chrome heated towel rail. Recessed ceiling spotlights and extractor fan. Obscure uPVC double glazed window to the rear elevation.

8'5 x 7'6 (2.57m x 2.29m)

#### DETACHED DOUBLE GARAGE:

Providing a complementary oak cladding via an oak frame with a pitched pantile roof. Two large oak external doors to the front elevation. Providing power, lighting, via two ceiling strip lights and useful open overhead storage space.

20'3 x 19'3 (6.17m x 5.87m)

#### EXTERNALLY:

The property stands on a wonderful 0.30 of an acre private plot. You are immediately greeted by a brick pillared entrance with high-level electric double gates, leading onto an extensive block paved driveway, with ample parking. Sufficient for a caravan/ motor home. There is access into the detached DOUBLE GARAGE. The front garden is complemented by its rolling views over the countryside. Predominantly laid to lawn, with a picket fence and naturally growing hedge-row front boundary. There are various planted borders with bushes, plants and shrubs. An eye-catching 3-way Victorian-style lamp post. Accompanied by two separate single Victorian-style lamp posts to the right side elevation, with gravelled borders. There is a secluded bin store. Two timber side access gates. One with a paved pathway and gravelled borders, leading out onto a WONDERFUL and extensive paved outdoor entertainment area. Perfect for any kind of get together. Cleverly linked up to the BI-FOLD DOORS in the living/ dining kitchen area, with three up/ down lighters. An outside tap. There are provisions for an artificial lawned seating area with a metal pergola and a secluded open hot tub cabin. The garden is very well-appointed and highly private. Predominantly laid to lawn, with lovely left and right sided planted borders hiding various low-level external lights. A timber pathway leads to the bottom of the garden. To the detached timber cabin with external lighting. Internal power and lighting and insulation, with scope to be used for a variety of purposes. There are high-level hedged side and rear boundaries. Ensuring maximum privacy. There is an additional external space, cleverly adapted for a secluded and safe child-friendly area, wit rubber chippings. Provision and hard standing for a garden shed, with space for various other equipment.

#### Services:

Mains water, and electricity are all connected. The property also provides oil-fired central heating and uPVC double glazing throughout. The property is not on mains drains and has a septic tank. Located in the rear garden. PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

**Tenure: Freehold. Sold with vacant possession.**

**Approximate Size: 3,065 Square Ft.**

Measurements are approximate and for guidance only.





**Local Authority:**  
North Kesteven District Council.

**Council Tax: Band 'F'**

**EPC: Energy Performance Rating: 'bbc'- On Order**

**Local Information & Amenities: Brant Broughton**

The charming Lincolnshire village of Brant Broughton is situated approximately 8 miles East of the historic market town of Newark-on-Trent. There is ease of access onto the A17, which provides direct access to Sleaford and Lincoln. The village itself has a popular local pub 'THE GENEROUS BRITON'. Providing excellent food and drink. There is also a highly regarded primary school. The village also falls in the catchment area for a variety of excellent grammar schools.

**Viewing Arrangements:**

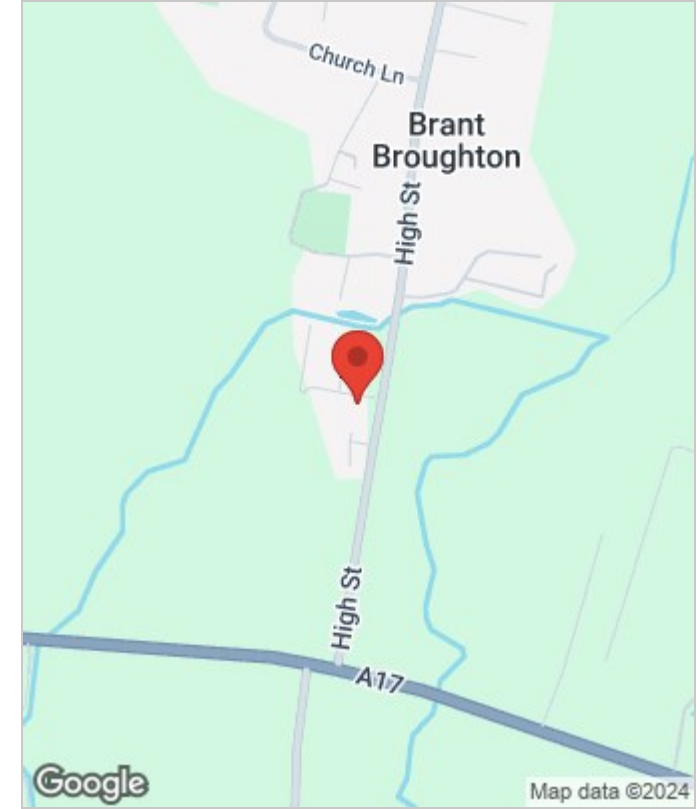
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

**Money Laundering Regulations:**

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

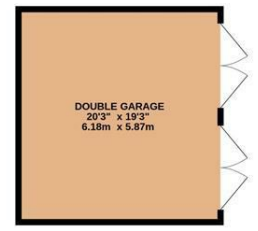
**Draft Details-Awaiting Approval:**

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.



GROUND FLOOR

1ST FLOOR



OLIVER REILLY

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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