



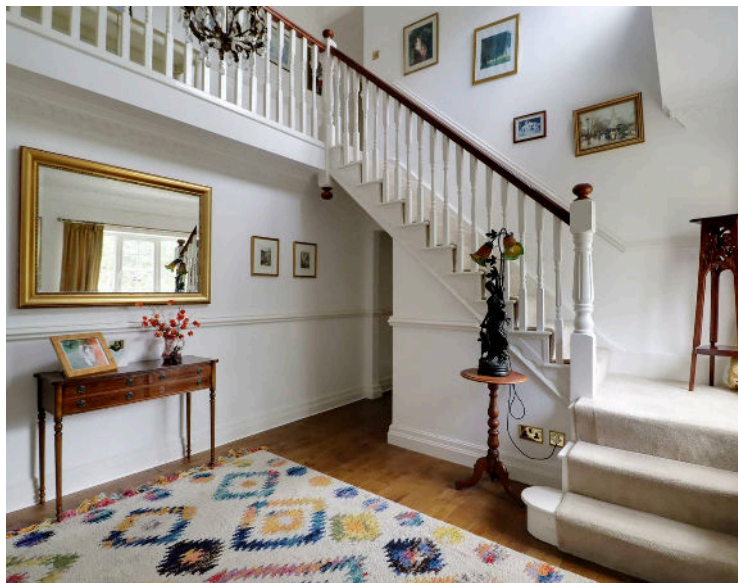
6 Church Lane, Saxby-All-Saints

£695,000 Freehold

Approximately 4,600 sq ft of impressive and highly versatile accommodation • Substantially extended and improved by the current owners over almost 30 years • Five bedrooms, with four benefiting from individual en-suite facilities • Stylish dining kitchen opening through to a superb garden room • Multiple reception and entertaining spaces, including games room and home office • Approximately 0.5 acre of mature, exceptionally private grounds • Beautiful views towards the village church • First-floor balcony accessed from two bedrooms • Electric gated entrance and substantial driveway with extensive parking • Integral double garage and excellent overall family accommodation



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FINEST



'The Hawthorns' is a most impressive and substantial family residence, peacefully positioned within the highly desirable village of Saxby-all-Saints and enjoying delightful views towards the village church. Having been lovingly maintained, substantially extended and considerably improved by the current owners, who have enjoyed the property for almost three decades, this exceptional home now provides an outstanding combination of space, versatility and privacy.

The beautifully appointed accommodation extends to approximately **4,600 square feet** and is arranged over two floors, offering an impressive degree of flexibility perfectly suited to modern family life and entertaining. The ground floor is approached via a central reception hallway with cloakroom and provides a pleasant front-facing sitting room, together with a fine principal living room centred around a feature fireplace. A particularly attractive garden room overlooks the grounds and opens directly into the stylish fitted dining kitchen, creating an impressive open-plan area ideal for both everyday family life and entertaining.

A large central dining room provides an elegant formal entertaining space, with patio doors opening directly onto the garden, whilst further accommodation includes a versatile games room incorporating a home office and a useful utility room with personnel door providing access to the integral garage.

The first floor is equally impressive, with a central landing giving access to **five bedrooms**, four of which benefit from their own en-suite facilities. The principal bedroom enjoys particularly fine proportions, whilst the fifth bedroom is currently utilised as a substantial dressing room, comprehensively fitted with quality furniture. A separate family bathroom serves the fifth bedroom. A further notable feature is the first-floor balcony, accessible from two of the bedrooms, providing a wonderful elevated vantage point from which to enjoy the property's tranquil surroundings.

Externally, **privacy is undoubtedly one of the property's greatest attributes**, with mature and beautifully established grounds extending to approximately **0.5 of an acre**. The gardens are principally laid to lawn and incorporate a number of attractive seating areas, together with a woodland area, creating a wonderfully private and secluded setting.

The substantial frontage is approached via impressive **electric remote-operated gates**, opening onto a generous tarmac driveway providing extensive parking for several vehicles and giving direct access to the integral double garage.

The property is further complemented by **uPVC double glazing and a modern gas-fired central heating system**.

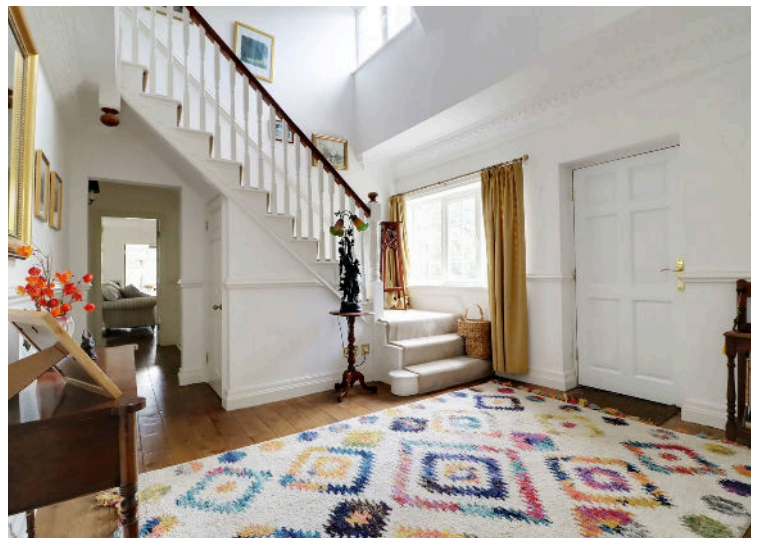
Properties of this scale, versatility and privacy are rarely available within such a desirable village setting, and an internal inspection is strongly recommended to fully appreciate the quality, proportions and exceptional versatility this impressive home has to offer. Viewing comes with the agents' highest recommendation.

For further information or to arrange a viewing, please contact our finest department within our Brigg branch.

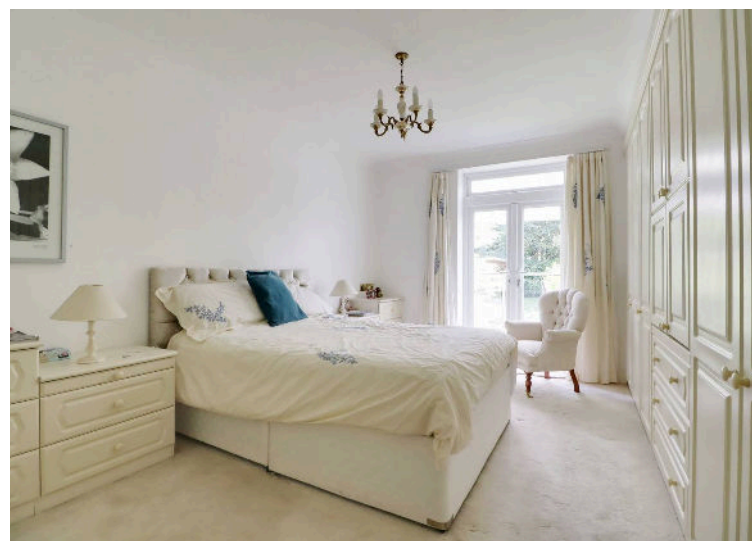
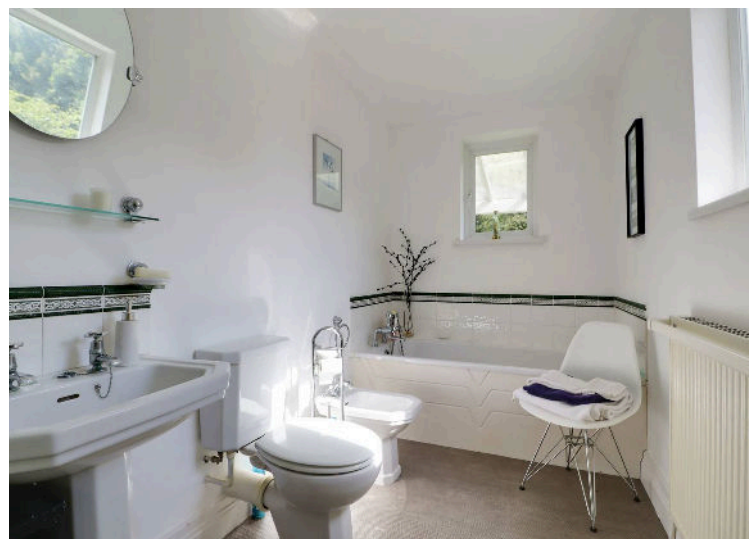
Council Tax band: TBD

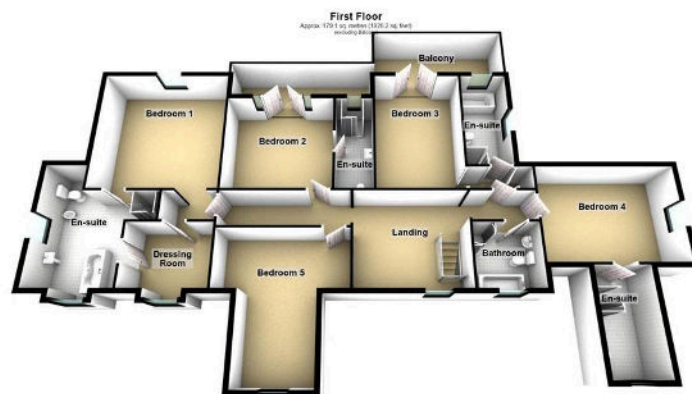
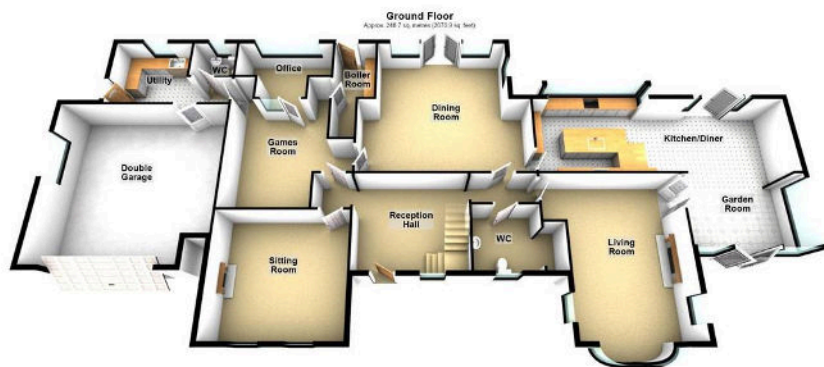
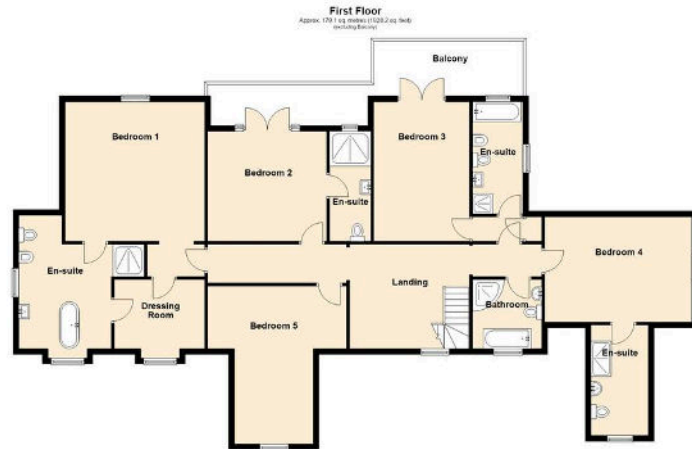
Tenure: Freehold











Total area: approx. 427.8 sq. metres (4605.1 sq. feet)

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