



BY DESIGN

Orchard End

Orchard Drive, Caythorpe, Grantham, Lincolnshire, NG32 3FF

A contemporary four-bedroom, four-bathroom modern design house

A contemporary four-bedroom, four-bathroom modern design house featuring impressive, full height glazed elevations, set in a private and tranquil woodland position. The property is infused with exceptional design features and advanced technology that perfectly complement its architectural vision. Externally, the grounds extend to approximately 0.7 acres, with lawned gardens, an orchard, an ornamental pond, all enclosed by mature trees that create a leafy and secluded setting. The property is further enhanced by a double garage and a spacious stone-built barn, capable of housing two further vehicles. Located in close proximity to Grantham's high-speed rail network to London Kings Cross, approximately 60 minutes.











Accommodation

On entering the property, you are immediately struck by the architectural detail, including a beautifully crafted circular timber staircase with a sleek glass balustrade. The light-filled, open-plan layout centres around a stunning double-height reception room with floor-to-ceiling glazed elevations, complemented by a two-way log burner. A bespoke German-designed kitchen forms a key feature, equipped with integrated appliances, stone work surfaces, and a convenient walk-in pantry. Adjacent to the kitchen is a spacious family room with dual-aspect garden views, creating a bright and welcoming space for socialising and entertaining. The ground floor also includes an additional reception room with double-aspect garden views, utility room, storage cupboard, as well as a flexible room ideal as a home office or fourth bedroom, served by a nearby shower room and WC.

The elegant galleried landing, which overlooks the reception room below, leads to the first-floor accommodation, where the principal suite benefits from fitted wardrobes, a separate dressing room, a luxurious en suite bathroom, and a private balcony overlooking the leafy gardens. Two further double bedrooms each feature high-quality en suite facilities. The first-floor accommodation is further complemented by a walk-in cupboard housing the air source heat recovery system, along with a pull-down ladder providing access to the main roof space via a ceiling hatch.

Set within approximately 0.7 acres, the property enjoys beautifully maintained private gardens, an orchard, an ornamental pond, and mature trees that create a tranquil, leafy setting. A long gravel driveway winds through the orchard to a tarmac driveway, offering ample parking alongside a double garage and a versatile stone-built barn, capable of housing two additional vehicles.

Agents Note: The property has been thoughtfully designed with sustainability in mind, incorporating a range of eco-friendly features. These include an efficient air source heat recovery system, underfloor heating throughout, and a centralised vacuum system, all of which contribute to reduced energy consumption and a lower environmental impact. High-performance glazing and thermally efficient construction further enhance the home's eco credentials, ensuring it remains energy efficient for years to come.









Location, Schooling & Services

Caythorpe is a highly regarded Cliff Village positioned between Grantham and Lincoln, offering the benefit of charming rural life alongside excellent local amenities. The village features a well-regarded primary school, doctor's surgery, post office, village hall, two public houses, and a local convenience shop. Surrounded by open countryside, it provides scenic walking and cycling routes, with easy access to nearby market towns.

Grantham lies approximately 10 miles to the south and offers direct rail services to London King's Cross in around an hour, as well as a wide selection of shops, supermarkets, grammar schools, and leisure facilities. The A607 provides quick links to the A1 and other major road networks, making Caythorpe an ideal location for commuters. Orchard Drive occupies a particularly peaceful and private position in the village, set within a leafy, woodland-style environment.

Located around 18 miles to the north, the city of Lincoln radiates historical charm and vibrancy, characterised by its magnificent cathedral and castle towering high on the hill. The area is dotted with quaint shops, galleries, and museums, including the renowned Bailgate shopping district. Lincoln proudly hosts two universities and offers all the amenities one would expect from a major city. For access further afield and direct commuting to London, there are frequent fast trains from Lincoln to London Kings Cross (around 2 hours).

Caythorpe Primary School is the nearest primary school, just around 200m away. It caters to children aged 4-11 and is part of the Community Inclusive Trust, with around 88 pupils and a "Good" judgement in its December 2024 Ofsted report for quality of education, behaviour and leadership.

For secondary education, the closest school is Sir William Robertson Academy in Welbourn (about 3.5 miles away), also rated Good. Further afield, there are highly regarded grammar schools in Grantham and Sleaford, such as King's School, Kesteven & Grantham Girls' School, and Carre's Grammar. In Lincoln, approximately 18 miles away, families also have access to excellent independent schools including the Lincoln Minster Schools (Preparatory and Senior), as well as the Ofsted 'Good' Priory Academy LSST.

Services: Mains electricity, water, and drainage. Oil central heating (underfloor) and a heat recovery system is installed

Local Authority: South Kesteven District Council

Tenure: Freehold

Council Tax Band: F SAP Rating: C

Sat Nav: NG32 3FF

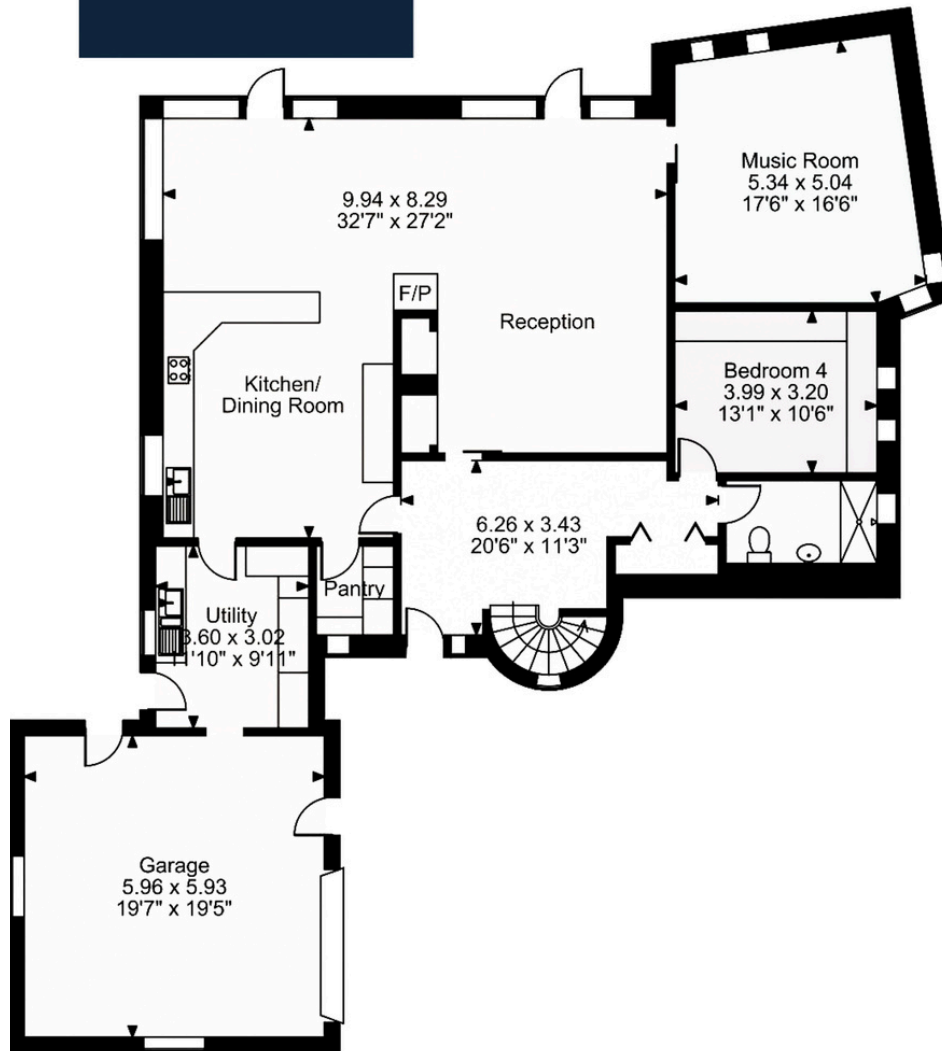




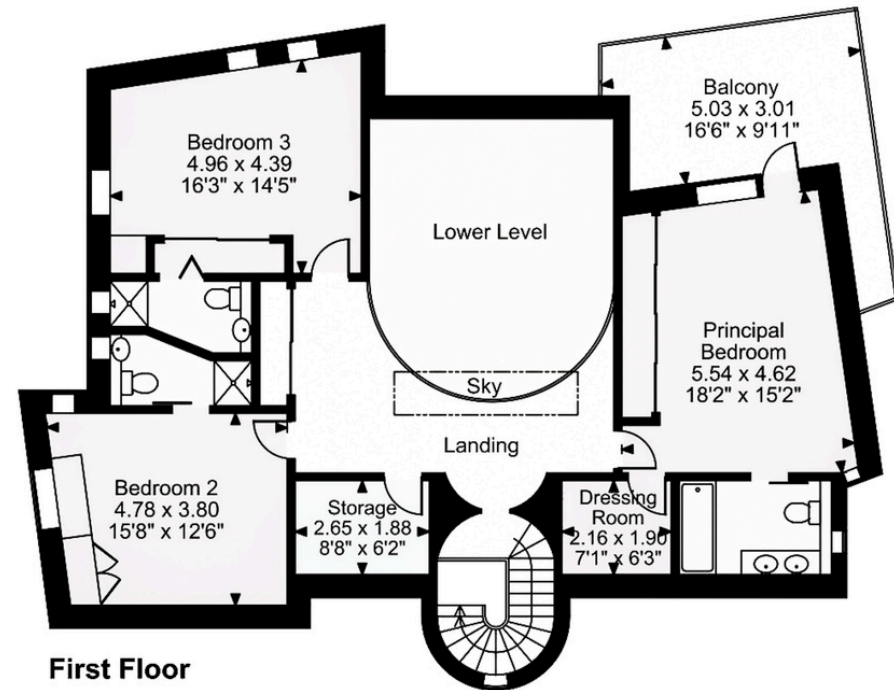




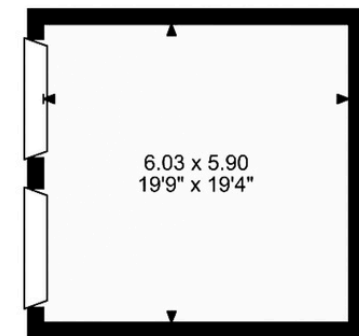
Main House gross internal area = 2,799 sq ft / 260 sq m
Garage gross internal area = 380 sq ft / 35 sq m
Outbuilding gross internal area = 383 sq ft / 36 sq m
Balcony external area = 178 sq ft / 17 sq m
Total gross internal area = 3,562 sq ft / 331 sq m



Ground Floor



First Floor



Outbuilding

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE



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National audience
local knowledge