



Woodside Grange
7 The Fairways, Torksey, Lincoln. LN1 2BJ





Woodside Grange

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An Exceptional Country Residence

Woodside Grange is a truly outstanding contemporary country residence of remarkable scale and architectural presence. Extending to over 12,990 sq ft (1,206 m²), this exceptional home offers an impressive blend of luxurious family living, leisure facilities and flexible annex accommodation, all set within landscaped grounds of approximately 1.03 acres.

Positioned within an exclusive secure gated enclave of just twelve prestigious homes, Woodside Grange enjoys a superb setting adjoining the fairways of the challenging championship standard Lincoln Golf Club course. The result is a rare combination of privacy, countryside tranquillity and architectural distinction.

Designed with flair and precision by its current owners and their architects, the house showcases expansive open spaces, striking architectural detailing and a meticulous standard of finish throughout. Despite its impressive scale, the home maintains an inviting warmth, with elegant reception rooms, luxurious bedroom suites and exceptional lifestyle facilities.





A Home Designed for Living and Entertaining

At the heart of Woodside Grange lies a spectacular **open-plan kitchen, dining and living environment**, designed as the central hub of the home. Beneath a dramatic vaulted ceiling with roof lights, the space combines contemporary elegance with outstanding functionality.

The bespoke kitchen features extensive cabinetry, premium appliances, multiple islands for cooking and informal dining, and sliding doors that open seamlessly to both the gardens and a **private internal alfresco dining courtyard**, creating an effortless connection between indoor and outdoor living.

Adjoining the kitchen is a stylish **bar and entertainment area**, ideal for hosting guests, while the expansive living areas offer panoramic garden views through striking floor-to-ridge glazing.

Elsewhere on the ground floor are a range of beautifully appointed reception rooms including a **family room with wood-burning stove**, a refined sitting room, and dedicated office and study spaces—perfect for modern working from home.

Luxurious Bedroom Accommodation

The first floor offers an impressive range of bedroom suites, all thoughtfully designed with comfort and privacy in mind.

The principal suite forms a luxurious retreat, comprising a spacious bedroom overlooking the fairways, an extensive walk-in dressing room, and a beautifully appointed en-suite bathroom with both bath and separate shower.

Additional guest bedrooms each benefit from their own en-suite facilities, while a well-appointed family bathroom serves further accommodation. A versatile second floor sleepover bedroom or playroom provides additional space ideal for young family living or guest use.





Private Leisure Complex

A defining feature of Woodside Grange is the outstanding indoor swimming pool and leisure complex, creating a private health and wellness retreat within the home. The mosaic-tiled pool incorporates an integrated Jacuzzi spa, illuminated water features and an automated pool cover, while large roof lanterns flood the space with natural light. Bi-fold doors open directly onto the tiled garden terrace, extending the leisure space outdoors.

The complex also includes sauna facilities, changing and shower rooms, and a substantial gym, offering an exceptional lifestyle facility rarely found in private homes

Flexible Annex & Studio Accommodation

Woodside Grange also provides extensive independent living spaces, ideal for multi-generational living, guest accommodation or staff quarters..

A self-contained housekeeper or family annex features its own entrance, living/dining kitchen, bedrooms and bathroom, providing excellent independence from the main house.

In addition, a separate studio annex above the garage block offers a versatile space suitable for residential use, creative studio, home business or leisure accommodation.







Gardens and Grounds

The property is approached through electric gates onto a sweeping gravel driveway providing extensive parking and access to a substantial triple garage with showroom-style finish.

The landscaped gardens wrap around the western and northern elevations of the house, creating a private and secure outdoor environment. A large porcelain-paved terrace extends from the main living areas and swimming pool complex, forming a superb setting for outdoor entertaining.

Beyond, the gardens include a formal lawn, an ornamental pond, a terrace of artificial lawn suitable for recreation, and a well-equipped kitchen garden with raised beds and greenhouses.

Thoughtfully designed lighting, irrigation systems and outdoor services complete this beautifully maintained setting.

Location & Lifestyle – Torksey, Lincolnshire

Nestled on the eastern bank of the River Trent, Torksey is a charming and historic village in the West Lindsey district of Lincolnshire, offering a wonderful blend of peaceful rural living and strong connectivity to the wider region.

The property adjoins the fairways of Lincoln Golf Club - <https://www.lincolngc.co.uk>.

The village has a rich heritage — from the Roman-era Foss Dyke canal to the evocative ruins of Torksey Castle — lends character and a real sense of place.

For shopping, education and services, nearby villages such as Saxilby, the market town of Gainsborough and the historic Cathedral and University City of Lincoln offer well-regarded state, grammar and private schools, supermarkets, high street stores, cafés, restaurants and leisure facilities, and yet more, all within easy reach





Travel & Connectivity

- Lincoln – Around 12-13 miles to the city centre, approximately 15–20 minutes' drive on the A156/A57, providing direct access to a broad range of cultural, retail and employment opportunities.
- Newark Northgate Rail Station – Around 16 miles by road, with regular services on the East Coast Main Line, offering direct trains to London King's Cross in around 80 minutes — ideal for commuters or weekend city escapes.
- A1 – Approximately 15 miles distant, giving straightforward access to the national road network for travel north or south.
- Local rail – The nearest stations at Saxilby and Gainsborough are just a short drive away, connecting further afield via the regional rail network.

Note on Services

Main house accommodation benefits from CAT5 wiring and high-speed fibre broadband and there is security system.

Air source heat pump and oil-fired central boiler heating for under floor heating on the ground floor and radiators to the upper floors of the house and housekeepers / family annex. Additional air condition units(heating/cooling) in key areas of the accommodation.

Air source heat pump/oil fired boiler and dehumidifier for swimming pool heating and environmental control.

Feature exterior lighting and security system.

The Fairways, the management company charges £50 per month fee (TBV) for the maintenance of the communal areas.





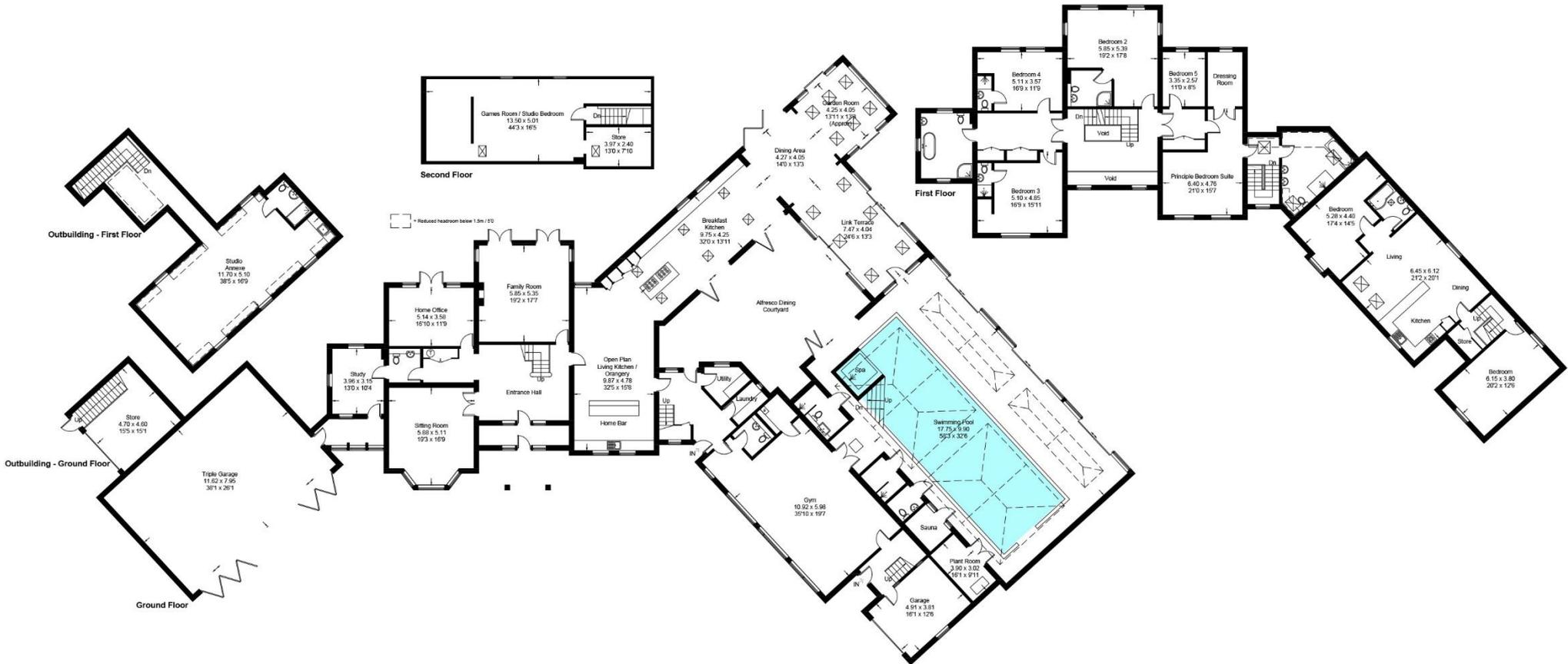




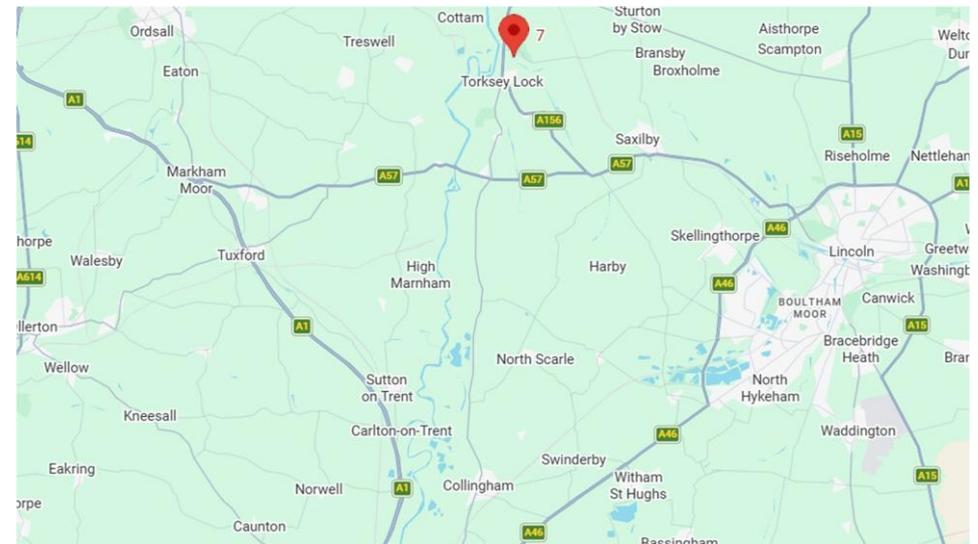
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Approximate Gross Internal Area
 Ground Floor = 764.7 sq m / 8231 sq ft
 First Floor = 373.5 sq m / 4020 sq ft
 Second Floor = 68.7 sq m / 739 sq ft
 Total = 1206.9 sq m / 12990 sq ft

(Including Garage & Excluding Voids & Alfresco Dining Courtyard)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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