



## Riversend, The Reservoir, Surfleet, PE11 4DJ

**£1,200,000**

- Stunning decor throughout property
- Measuring nearly 3000 sq ft
- Impressive open plan living
- Plot measuring approx 1.2 acres
- Located just off Surfleet reservoir
- Private gates, leading to two individual properties
- Four double bedrooms
- Three high end bathroom suites
- Double garage and workshop
- External office

Welcome to Riversend, a truly one-of-a-kind home situated on the picturesque reservoir in Surfleet. Accessed through electric gates and a long, private driveway, this impressive detached property immediately sets the tone for luxury and space.

Set within approximately 1.2 acres, the property features a vast parking area, a triple garage (with one bay currently used as a workshop), and an external office overlooking the beautifully maintained grounds — ideal for those working from home.

Inside, the home is every bit as striking as its surroundings. The spacious entrance hall leads to four generously sized bedrooms and three stunning, modern bathrooms, all designed with comfort and practicality in mind.

At the heart of the home is a spectacular open-plan living space, combining a contemporary kitchen with a sleek breakfast bar, dining area, and family room — perfect for entertaining. Off this central hub are two further reception rooms, currently used as a family room and a playroom, offering flexibility to suit any lifestyle.

Outside, the gardens are as impressive as the interior. A private courtyard provides the perfect spot for entertaining, complete with an outdoor kitchen, while the large lawn and raised play area ensure plenty of space for relaxation and family fun.

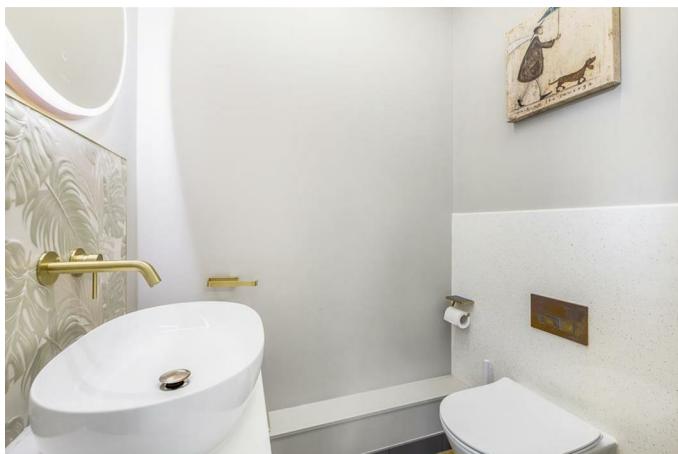
Every aspect of Riversend has been carefully designed and beautifully maintained, resulting in a home that truly stands out — both for its setting and its exceptional attention to detail.

### Entrance Hall 21'9" x 7'6" (6.65m x 2.29m)



Anthracite entrance door and windows with built in electric automated blinds. Wood effect flooring with under floor heating. Ducted air conditioning. Chandelier. Strip lighting. Smoke detector. Three built in storage cupboards with hanging rails and shelving.



**Cloakroom**

Concealed cistern toilet with tiled splash back surround. Oval wash hand basin with gold tap set in vanity unit. Tiled splash back. Touch screen illuminated mirror. Strip lighting.

**Kitchen/Diner 25'8" x 11'8" (7.83m x 3.56m)**

UPVC window to side. Patio doors to side leading to patio area. Fitting with a matching range of base and eye level units with work surfaces over. Two integrated Samsung eye level ovens and grill. Electric Hotpoint induction hob with extractor hood over. Built in wine cooler. Space for American style fridge/freezer. Integrated Samsung dishwasher. Composite sink drainer with mixer tap over. Tiled splash back. Wood effect flooring. Radiator. Breakfast bar area. Ducted air conditioning. Quooker tap with boiling, sparkling and still. Ceiling mounted speakers connected to home automation.

**Open Plan Living 14'2" x 28'1" (4.34m x 8.58m)**

Anthracite picture window to rear with door leading to rear garden. Further windows to rear. Tilt and turn windows to side. Lantern roof. Wood effect flooring with under floor heating. Ducted air conditioning. LED uplight strips. LED wall lights. Ceiling mounted speakers connected to home automation. LED strips for dining/pool table. Electric automated blinds. Touch screen for home automation system.



**Lounge 19'7" x 14'11" (5.99m x 4.56m)**



UPVC bay window to side. Wood effect flooring. Radiator. Ducted air conditioning. LED downlights. Ceiling mounted speakers connected to home automation. TV point with home automation unit. Electric automated blinds. Log burner.

**Play Room 14'0" x 13'0" (4.27m x 3.97m)**



UPVC windows to rear and side. Wood effect flooring with under floor heating. Ducted air conditioning. LED uplight strips. Ceiling mounted speakers connected to home automation. Electric automated blinds. TV point with home automation unit.

**Utility Room 7'9" x 13'4" (2.38m x 4.07m)**



UPVC windows to rear. Cupboard housing data cabling. Sink unit with mixer tap. Eye level washing machine and tumble dryer. Vertical radiator. Ducted air conditioning. Fully fitted furniture with matching wall and base units with work surfaces over. Integrated dishwasher.

**Bedroom 2/Office 16'10" x 11'11" (5.14m x 3.64m)**

French doors leading to large porcelain laid patio. Window to front. Strip lighting. Ducted air conditioning. Strip lighting. Wood effect flooring with under floor heating. Walk in wardrobe. Electric automated blinds. WIFI AP. Loft access.

Walk-in wardrobe 1.73m x 1.54m with shelving.

**En-suite 4'10" x 7'6" (1.49m x 2.29m)**

UPVC window to side. Double shower cubicle with rainfall head and separate shower attachment over. Concealed cistern toilet. Oval wash hand basin set in vanity unit. Touch screen illuminated mirror. Spot lighting. Extractor fan.

**Inner Hallway**

Storage cupboard with shelving housing the hot water cylinder. Automated strip lights. Sun tunnels. Smoke detector. Radiator. Wood effect flooring.

**Bedroom 4 10'6" x 10'9" (3.22m x 3.28m)**

UPVC window to front. Radiator. LED strip lights. Ducted air conditioning. Electric automated blinds. Fitted bedroom furniture including wardrobes, desk, drawers, bedside cabinets and lighting. Points for TV's (fitted). Wood effect flooring.

**Bedroom 3 10'6" x 12'3" (3.22m x 3.75m)**

UPVC window to front. Radiator. LED strip lights. Ducted air conditioning. Electric automated blinds. Fitted bedroom furniture including wardrobes, desk, drawers, bedside cabinets and lighting. Points for TV's (fitted). Wood effect flooring.

**Family Bathroom 9'10" x 6'8" (3.01m x 2.04m)**



UPVC window to rear. Corner double shower cubicle with rainfall head and separate shower attachment over. Bath with shower attachment over and splash back. Concealed cistern toilet. Wash hand basin set in vanity unit. Wall mounted heated towel rail. Speakers. Spot lighting. Extractor fan. Radiator.

**Bedroom 1 14'2" x 11'1" (4.33m x 3.38m)**



Double doors leading to patio area. Radiators. Wood effect flooring. Ducted air conditioning. Ceiling mounted speakers connected to home automation system (x 4, 2 in bedroom, 2 in dressing room). TV point with home automation unit. Electric automated blinds. WIFI AP.

**Dressing Room 10'9" x 12'9" (3.28m x 3.90m)**



UPVC window to front. 2 x 3m sliding fitted bespoke wardrobes (his and hers) with hanging rails and shelving. 2.5m Quartz topped dressing table with storage. Speakers.

**En-suite 9'8" x 4'11" (2.97m x 1.50m)**



UPVC window to rear. Double shower cubicle with rainfall head and separate shower attachment over. Concealed cistern toilet. Wash hand basin set in vanity unit. Wall mounted heated towel rail. Spot lighting. Extractor fan.

**Double Garage/Workshop 18'0" x 18'11"  
(5.51m x 5.78m)**



Twin electrical insulated shutter vehicular doors to front. Power, light and water connected. Wifi AP. Additional garage space for workshop.

**External Office/Gym 19'3" x 15'6" (5.87m x 4.73m)**



Insulated office with power, light, water and drains. Log burner. WIFI AP.



**Outside**



Block paving bell mouth driveway with aluminium automated sliding gate to the front of the property. Gravel driveway with an abundance of parking for multiple vehicles. Block paved pathway leading around the property with well established trees and bushes. Electric hand gate leading to garden (secured area for dog). Electric gate allowing robot mower to cut secured area for dog at night.

The rear garden has various lawn areas with hedge borders. Established trees offering privacy around. External lighting. There is a raised area with lighting ideal for children's play equipment. Shed behind garage. Log Store with power and lighting. Shed behind log store with power and lighting. Greenhouse.



## Courtyard



Extended patio seating area with doors leading out from the dining area and Main bedroom. The perfect area for entertaining and outside eating with the outside kitchen area including the bbq, pizza oven and outside fridge.



## Spalding

**Spalding: A Historic Market Town with a Bright Future**

Set on the River Welland in South Holland, Lincolnshire, is a charming market town known for its rich agricultural heritage, thriving community, and growing leisure and retail scene.

### Town Centre & Heritage

The historic town centre blends traditional markets, independent shops, and Georgian architecture. Recent additions like the sheep and cattle sculptures celebrate Spalding's roots as a bustling livestock market, while public art trails and community events add vibrancy throughout the year.

### Springfields & River Taxi

Just outside the town, Springfields Outlet Shopping & Leisure offers top retail brands set within landscaped gardens. Visitors can even travel there from the town centre on the scenic Spalding Water Taxi, a relaxing trip along the River Welland.

### Culture & Leisure

Historic Ayscoughfee Hall and Gardens, a 15th-century merchant's home, now serves as a museum and community hub surrounded by beautiful parkland and the town's war memorial designed by Sir Edwin Lutyens.

A new Castle Sports & Leisure Centre is also under construction, bringing modern pools, gyms, and wellbeing facilities to the area — a major investment in local health and recreation.

### Education

Spalding is well-served by excellent schools, including the selective Spalding Grammar School and Spalding High School, as well as Ayscoughfee Hall School, an independent primary.

### The Spalding Flower Parade

The much-loved Spalding Flower Parade — revived in recent years — is a highlight of the local calendar, attracting thousands of visitors. Colourful floats decorated with tulips and blooms celebrate the area's horticultural heritage, earning Spalding its reputation as the heart of the UK's flower-growing region.

## Spalding Golf Club

Located just a few minutes from the property, Spalding Golf Club is one of Lincolnshire's most respected courses, offering a welcoming atmosphere for players of all abilities. Set amidst beautiful parkland beside the River Glen, the 18-hole course is known for its scenic fairways, mature trees, and well-maintained greens that provide an enjoyable challenge throughout the year. The club also features excellent practice facilities, a pro shop, and a friendly clubhouse with food and refreshments available. Currently, Spalding Golf Club is undergoing exciting extension and improvement works, further enhancing its facilities and member experience - ensuring it remains a top destination for golfers in the area.

## River Glen

The River Glen is one of South Lincolnshire's most picturesque waterways, flowing gently through the Fens before joining the River Welland near Spalding. Winding through peaceful countryside and villages, it provides a haven for wildlife and a tranquil backdrop for walking, fishing, and boating. Historically, the Glen played an important role in local trade and agriculture, carrying goods and produce from the fertile fenlands. Today, it's valued for its natural beauty and leisure appeal - with popular riverside paths, birdwatching spots, and moorings along its route. The river connects to Spalding's broader network of waterways, highlighting how central the area's rivers remain to the town's identity and charm.

## Additional Information

### o Security

8 x Colorvu IP wired CCTV cameras. Monitored wired home alarm with App access. 1 x sliding gate automated on the drive. 1 x swing gate automated to roadway in. Digital door locks to main front door, garage and office.

### o Home Automation

Full control 4 system. Hardwired lighting control to all rooms. Multifunction scene setting switches to each room which can be adjusted to personal requirements. All TV's controlled by HA. All music controlled. Gates controlled. Heating and Cooling controlled. All blinds controlled

## Property Postcode

For location purposes the postcode of this property is: PE11 4DJ

## Additional Information

### PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

The property currently has has plans drawn up for extending the property to create a pool and gym. Unfortunately the plans have elapsed but can be found on the SHDC planning portal using reference - H17-0793-22

## Verified Material Information

Tenure: Freehold

Council tax band: E

Annual charge: No

Property construction: Brick built

Electricity supply: Mains

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Septic Tank

Heating: Oil central heating

Heating features: No

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is connected.

Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway

Building safety issues: No

Restrictions: No

Public right of way: Legal access to drive in

Flood risk: Surface water - very low. Rivers and the sea - low. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: No

Coalfield or mining area: No  
Energy Performance rating: C70

### **Viewing Arrangements**

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

### **Offer Procedure**

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

### **Ark Property Centre**

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

### **Referral & Fee Disclosure**

We can also offer full Financial and Solicitor services.

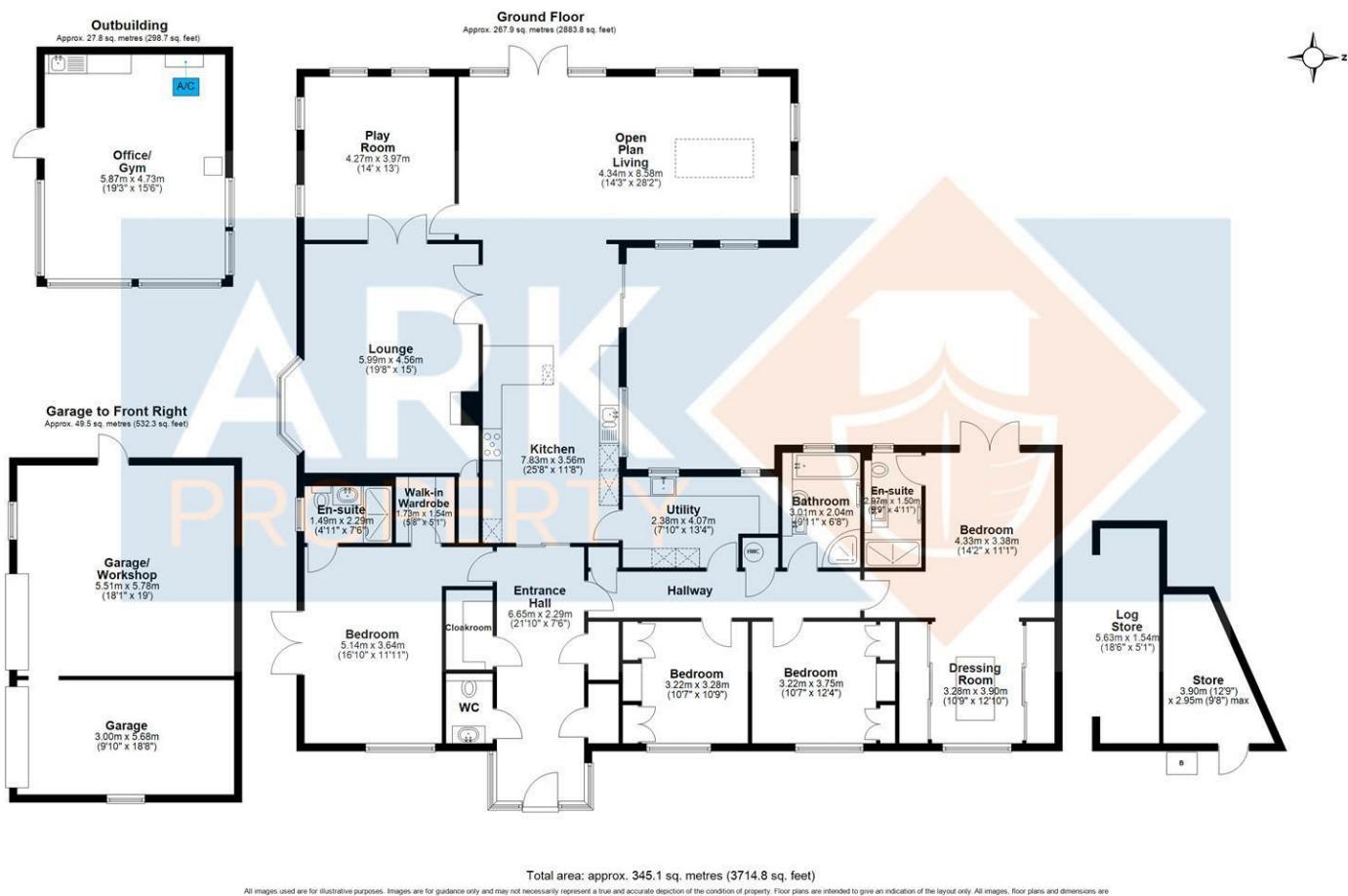
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

### **Disclaimer**

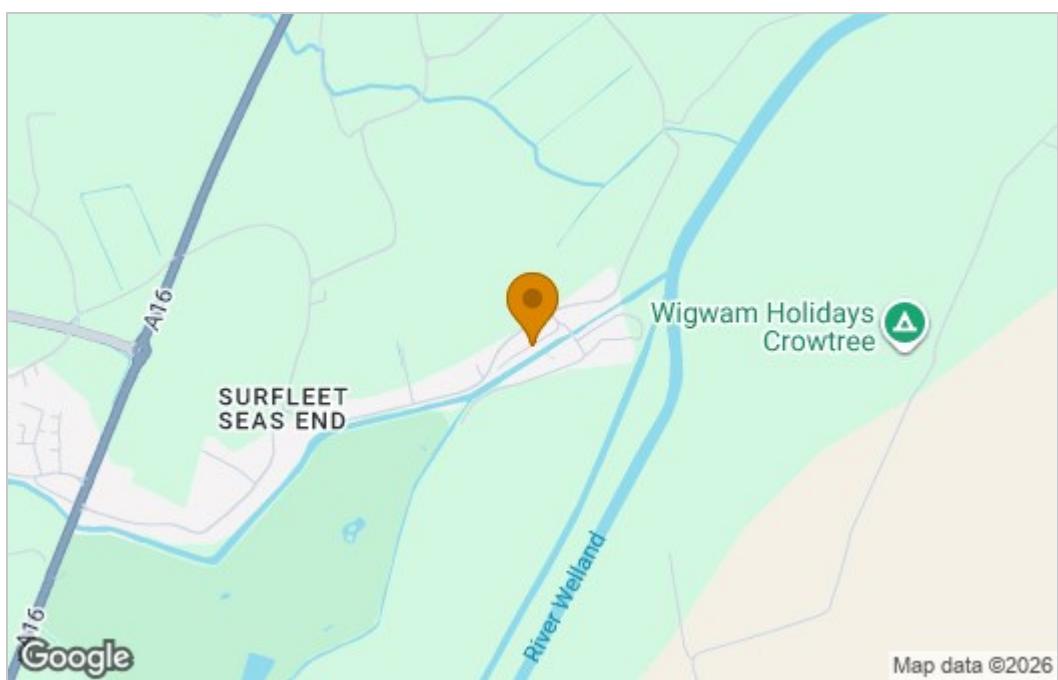
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has authority to make or give representation or warranty in respect of the property. These details are subject to change.

## Floor Plan



## Area Map



## Energy Efficiency Graph

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 70                      | 72        |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

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