

Orlingbury Road

Isham NN14 1HW



EXPERIENCE EXCELLENCE



A masterpiece in modern design - this rarely available and simply stunning estate of luxury living, occupies an expansive plot within the idyllic village of Isham and is offered to the market with no onward chain. Featuring a captivating central atrium and glass balcony, the property has been architecturally designed to an impeccable standard, with swathes of glazing front and rear allowing natural light deep into the flowing, flexible living spaces. The open rear lateral plan interacts wonderfully with an expansive terrace, an enclosed swimming pool with a dedicated gym and bar, an outdoor kitchen and a beautifully landscaped private garden. The plot itself stretches to in excess of 1.9 acres and further benefits a gated sweeping driveway, a triple garage with an impressive annexe above, a tennis court, a football pitch and a state-of-the-art equestrian facility with stable blocks. An equestrian paddock, measuring approximately 35 acres, is also available through separate negotiation and benefits from being positioned directly opposite the property and is fully enclosed with water available.

Main House - total of 4035 sq.ft.

The wide, double-height reception hall features a striking multi-level chandelier and is laid with warm limestone tiles and is complete with underfloor heating that is continued throughout the main house accommodation, the garage and the annexe. An imposing open-plan kitchen, dining/ family room, utility room, a principal bathroom and four versatile reception rooms occupy the ground floor accommodation. The vaulted galleried landing, with a glass balustrade, provides access to a further three double bedrooms, all of which benefit from bespoke en-suite facilities and dressing rooms.

The village of Isham is nestled between the popular towns of Kettering and Wellingborough, and so offers good road links close by. Isham is within close proximity to amenities and offers a post office, Church and a primary school, as well as countryside walks.







Annexe - total of 3885 sq.ft.

Designed with family in mind, this home is complimented with an annexe above the triple garage. Also showcasing innovative features, such as different mood lighting, the annexe accommodation offers an open-plan living and kitchen area, which enjoys high-quality ceiling speakers powered by Sonos and an abundance of natural light via three skylight windows. The kitchenette is fitted with eye and base level units, a Quooker tap, Miele appliances and Bora induction hob. Further benefits include a hand-made sofa, engineered flooring and a large bedroom with a fireplace and built-in wardrobes. A shower room completes this accommodation.

Kitchen/ Bar/ Dining & Family Room

Showcasing a stunning, vaulted mirrored ceiling and recessed LED lighting, the kitchen is definitely the heart to this home and exhibits a brand new, bespoke Meiger kitchen. The suite offers a range of eye and base level units, a double pull-out pantry, a Meiger breakfast cupboard, Blanco Quooker tap, double Miele eye level oven, a steam oven with mains water supply and waste, as well as an integrated full length fridge and freezer with a built-in ice drawer. All the ovens have a self-cleaning mode. The central island features book-matched Dekton Aura, with unique patterns flowing into the folded angled legs. The island seats up to six people and also boasts a large Miele flex zone induction hob, with a separate Wok and additional induction hob. The Top Brewer coffee machine sets a precedent with its own independent iPad to control it! By the touch of a button, you can have any coffee you desire from the experts in coffee makers, Scanomat. The specifications of this kitchen are really impeccable and further benefits from a wireless phone charging, a warming drawer and a vacuum drawer for keeping your food fresh. Large patio doors open out onto the terrace, inviting you to the swimming pool complex, annexe and car garage. The dining and bar area features a stunning, bespoke wine cabinet and two dedicated Miele master cool wine fridges with temperature-controlled zones, creating the perfect sociable space for entertaining. Displaying a stylish floating Dekton Trillium media wall, with an inset fireplace beneath, the family area also benefits from a Bose 3.1 surround sound and Control4 touch panel for simple control of lighting, music, TV and air conditioning.

Utility Room

Also boasting co-ordinating units, the utility room offers space for additional appliances, such as a washing machine and a tumble dryer. Further features include a range of built-in storage, an inset floor mat, bench seat and a handy laundry shoot (from the upstairs dressing room).

Living Room

Positioned to the front elevation, the living room enjoys dual-aspect views and double glass crittal style doors, allowing plenty of natural light to fill the room. This space also exhibits a feature wall, Sonos ARC soundbar and Control4 touch screen remote control for simple control of music & TV.

Study

Also accessed via double glass paned Profil doors, the study is situated directly opposite the bathroom and similarly will not disappoint. The luxury space comprises built-in furniture for all your office needs, stone walls, a Dekton desk and visitor seating, topped off with the convenience of being able to control the home from your desk, all off one remote.

Ground Floor Bedroom

The bedroom, positioned to the front aspect, is also flexible in use and so could function as an additional reception room. The room also offers bespoke fitted wardrobes and a large window.

Play Room

The play room illustrates a quirky feature wall, LED downlights and a bespoke media unit.

Ground Floor Bathroom

Newly refurbished with a fully tiled, contemporary suite, the bathroom showcases walls which are all made from full-height and vein-matched Italian stone, giving this bathroom a grandeur in keeping with the rest of this property. The suite itself comprises a roll-top, freestanding bath, a light-up vanity unit, a sensor low level w/c and a walk-in shower. Other benefits also include mirrored, recessed LED lighting, with Simple KNX Intelligent control.



An open staircase, with a glass balustrade, rises to the galleried first floor landing, which features a vaulted ceiling and doors to access all accommodation.

Master Bedroom

Generous in size, the principal bedroom demonstrates a vaulted ceiling, custom-built-in storage, Samsung TV with Sonos ARC soundbar and Control4 touch screen remote control for simple control of music & TV. You will also find a large window to the rear aspect and a Juliet balcony, the ideal vantage point to appreciate views beyond the garden. The fully tiled, en-suite shower room comprises a walk-in shower, a vanity unit and a low level w/c. The adjoining dressing room also exhibits custom-built wardrobes and a dressing table with drawers on either side.

Bedroom 2 & 3

Both bedrooms are situated to the front of the property and showcase access to a glass balcony, which extends the full width of the property and is perfect for alfresco dining, along with beautiful views of the far-reaching fields. The rooms also benefit from bespoke fitted wardrobes and access to en-suite facilities.

Dressing Room

The dressing room also features bespoke wardrobes, a skylight window and a laundry shoot (down to the utility room).

Grounds

The immaculate gardens wrap around the entire property and have been landscaped and designed with family in mind to incorporate a well-manicured lawn area, a full-sized football pitch, tennis court, a summer house and children's play areas. The magic of this house can be felt differently, as it becomes illuminated all around with spot lighting in the soffits along and LED lighting on the front elevation. Pathways through the garden give access to the adjoining jumping paddock and stable yard. The stable block comprises three stables, a kitchenette and a tack room, all of which benefit from indoor and outdoor lighting, electricity and plumbing. There is also cobbled driveway parking for at least ten vehicles, a separate gated driveway leading to the stables and car-wash station.

Outdoor Kitchen

The sheltered outdoor kitchen creates the perfect space for family entertaining and enjoys a brick-built pizza oven, Beefeater Barbecue / grill, an AGA, as well as a dining area- complete with outdoor heaters and sockets. You will also find a Samsung Terrace TV with soundbar.

Outside Entertainment Area

A sunken seating area has been ideally positioned, creating privacy and showcases Bose speaker system with large 4mx2.5m format LED screen.

Swimming Pool/ Gym

Recently finished to a flawless standard, the indoor heated swimming pool (measuring an impressive 12mx6m) offers a raised terraced area, providing plenty of space for outdoor furniture, as well as bi-folding doors to access the building. This unique creation from Meiger offers innovative features including, high quality ceiling speakers powered by Sonos, high performance Wi-Fi, 75" Samsung Terrace TV, 10" Control4 touch panel for simple control of lighting, music and TV and Simple KNX Intelligent lighting control. There is also a bar area, complete with a Mile coffee machine, Miele drinks fridges, Dekton worktop, Quooker cube with chilled filtered and sparkling water. The sophisticated design has thought of it all with an electric cover to keep heat in the pool and even air-conditioning for those hot days! A passageway leads to a shower room and the gym, which benefits from a Daikin air conditioning unit, a full Technogym set and soft-padding to the floor. There is also access leading into the garage and a staircase rising to the annexe. The garage is fully functional with power, light and storage.

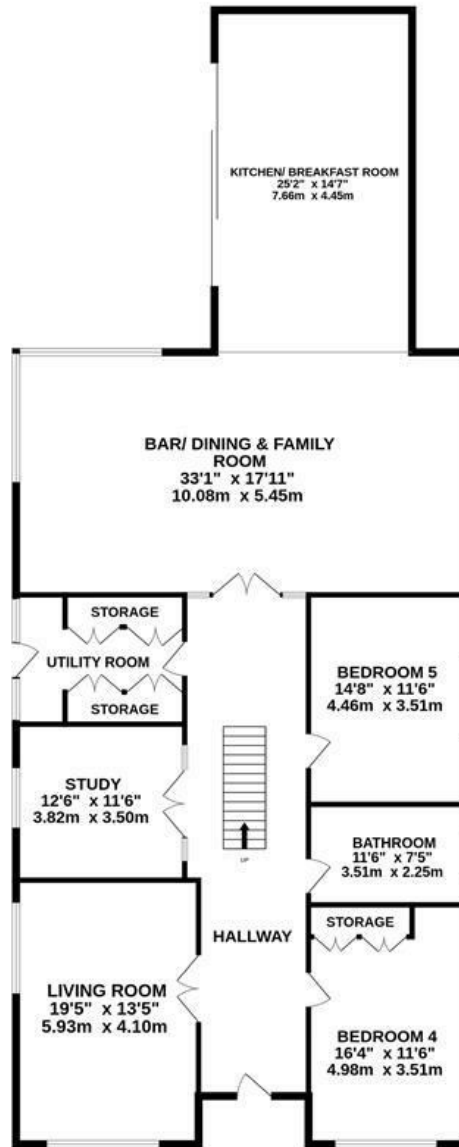
AGENTS NOTE- The vendors currently own the adjacent properties both to the right and left of this property, and so would consider selling these as part of a separate negotiation.



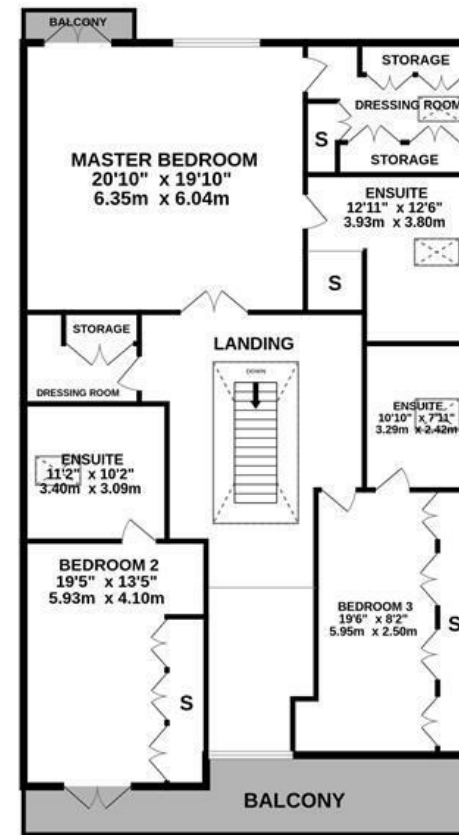
- Private Plot
- Triple Garage & Luxurious Annexe
- State-of-the-art Indoor Heated Swimming Pool Complex & Gym
- Outdoor Kitchen area- fully equipped with an Aga
- Outdoor Cinema Screen with Fire-Pit Seating
- Miele Appliances & High Quality Sonos Speakers Throughout
- LED Smart Lighting
- Jumping Paddock & Stable Block
- Tennis Court & Astro turf Football Pitch
- Underfloor Heating



GROUND FLOOR
2268 sq.ft. (210.7 sq.m.) approx.



1ST FLOOR
1767 sq.ft. (164.2 sq.m.) approx.

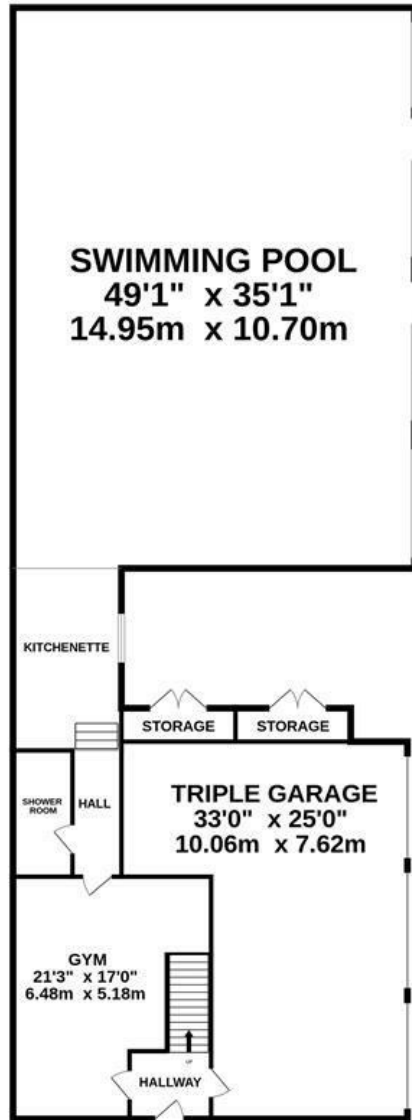


TOTAL FLOOR AREA : 4035 sq.ft. (374.8 sq.m.) approx.

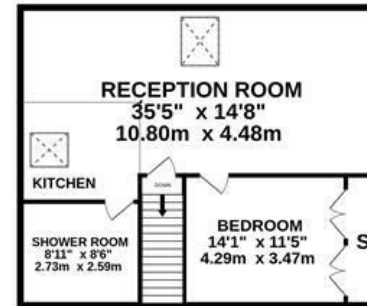
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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GROUND FLOOR
3064 sq.ft. (284.6 sq.m.) approx.



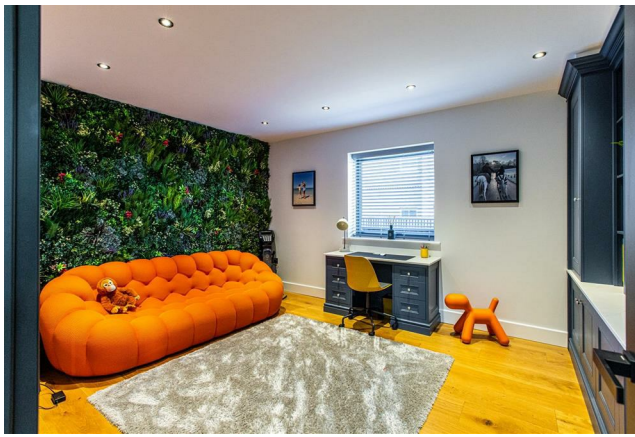
1ST FLOOR
821 sq.ft. (76.3 sq.m.) approx.



TOTAL FLOOR AREA : 3885 sq.ft. (360.9 sq.m.) approx.

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Kettering
 12B HORSEMARKET
 KETTERING
 NORTHAMPTONSHIRE
 NN16 0DQ



Rothwell
 30 HIGH STREET
 ROTHWELL
 NORTHAMPTONSHIRE
 NN14 6BQ



Thrapston
 22 HIGH STREET
 THRAPSTON
 NORTHAMPTONSHIRE
 NN14 4JH



Corby
 1A SPENCER COURT
 CORBY
 NORTHAMPTONSHIRE
 NN17 1BH



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	82	86
	EU Directive 2002/91/EC	
	England & Wales	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
	80	83
	EU Directive 2002/91/EC	
	England & Wales	

