

Brancey Close

Thrapston NN14 4FQ



EXPERIENCE EXCELLENCE





A rare opportunity has arisen to acquire this exceptional stone-effect six-bedroom family home that resides on one of the largest plots at the edge of this sought-after Charles Church development and showcases captivating panoramic views of the River Nene and the sprawling countryside. The executive property has been the family home since its was built and internally exhibits spacious accommodation spanning across its three floors, totalling an expansive 3,000 square feet, as well as enjoying ornamental gardens and a swimming pool! The versatile accommodation in brief comprises three bright and airy reception rooms, kitchen/ breakfast room, utility room, a guest w/c, six double bedrooms, four impressive en-suite facilities, a family bathroom and a dressing area.

Bordering a substantial lawn frontage, with a box hedge partition, the family home is approached via a sweeping block paved driveway and leads into the double garage, which is made private by tall double gates. Carefully designed to precision, the fabulous rear garden is highly private and has been thoughtfully landscaped into three sections, all of which offering lush evergreen shrubs and fairy lights. The secure driveway sits next to beautifully sculptured topiary planted amongst evergreen trees, and leads to the swimming pool. Fully enclosed by a dome with integrated sliding doors, the pool is heated using an air source heat pump and is surrounded by a paved terrace and artificial lawn, perfect for summer days. A gate leads into the main garden area, which is mostly laid with artificial lawn with purple slate to the borders, planted with tropical shrubs and established trees- offering foliage and colour all year round. You will also find a generous paved patio area and a hot tub (which is available through separate negotiation).

COUNCIL TAX BAND- G
EPC RATING- C







Upon entry to the property, you are welcomed into the entrance hall, which offers access to a large storage cupboard and double doors into the main hall. Both the dining and living room are positioned to the front elevation and display views overlooking the river, creating a peaceful feel to this home. The living room itself is of a generous size and boasts dual aspect views, along with double French doors opening out to the rear garden. A versatile third reception room currently functions as a study and too enjoys dual aspect views. Fitted with eye and base level units, the modern kitchen/ dining room comprises an integral dishwasher and space for an American style fridge/ freezer and a Range style cooker. There is also plenty of space to accommodate a breakfast table and chairs. Further space for storage and appliances can be housed within the adjoining utility room, which also gives access out to the side of the property. A guest w/c concludes the ground floor accommodation.

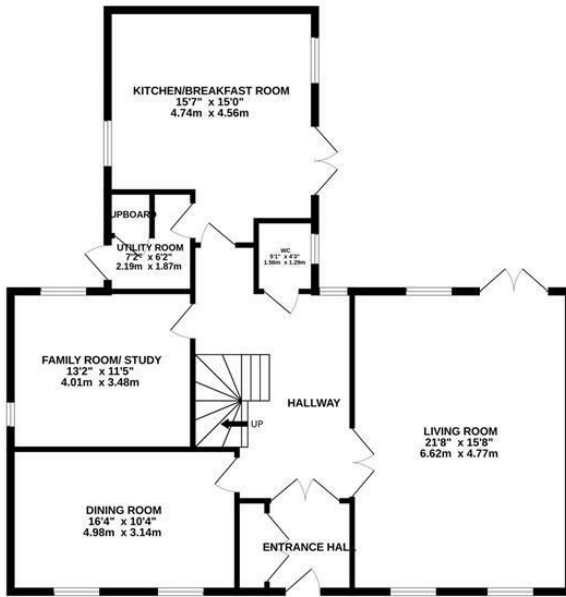
A dog-leg staircase, with storage beneath, rises to the galleried first floor landing and gives access to four double bedrooms, the family bathroom and an airing cupboard. The second and third bedroom are situated to the front aspect, one of which showcases a double depth built-in wardrobe and an en-suite shower room. The fourth bedroom is currently utilised as a home gym and exhibits a Juliet balcony. Enjoying a dressing area and three double built-in wardrobes, the master bedroom is of an impressive size and leads to an equally impressive en-suite bathroom. The en-suite bathroom is complete with a bath, a shower cubicle, twin pedestal wash hand basins and a low level w/c. Two further sizeable bedrooms are arranged on the second floor and both of which feature en-suite shower rooms. The floor currently functions as a bedroom with a separate office/ living space, making it the ideal home for a growing family.



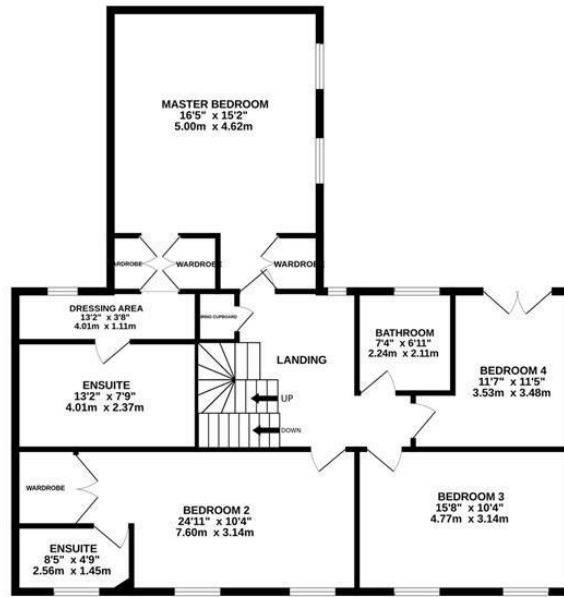
Thrapston is a quiet historic market town that offers a bustling high street with its boutique shops, post office, pharmacy as well as additional amenities. With a high community and friendly spirit, Thrapston celebrates regular seasonal events held by the local council, such as the Charter Fair and the farmers market. Thrapston enjoys good road links close by and is perfectly positioned on the banks of the River Nene, enjoying riverside walks and Thrapston Lake, which also benefits from a sailing club.



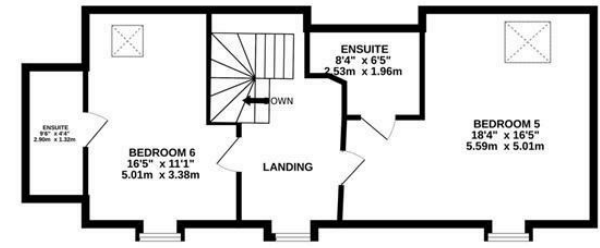
GROUND FLOOR



1ST FLOOR



2ND FLOOR

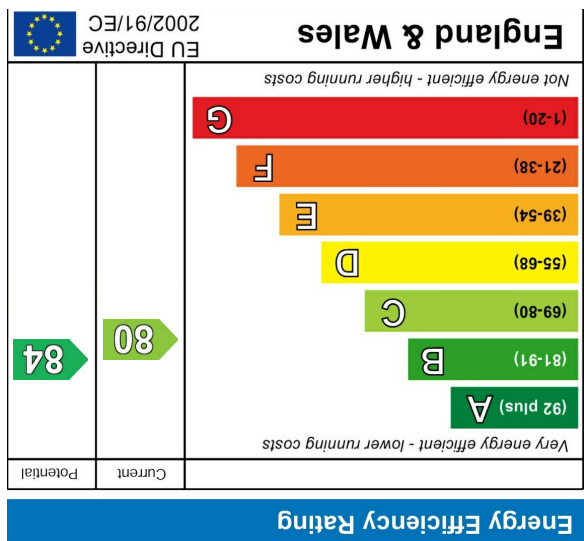
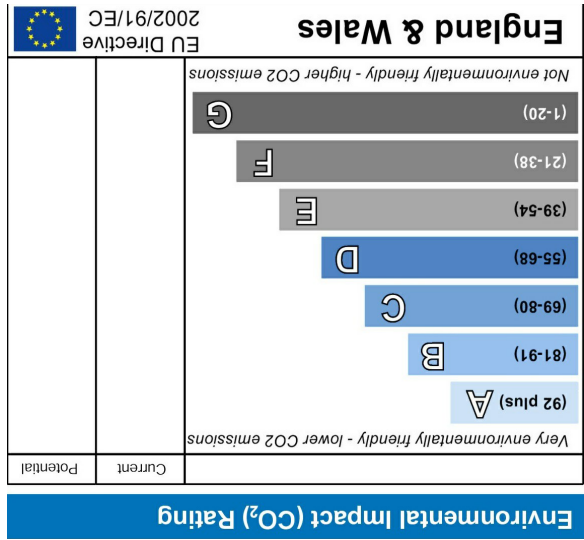


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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