

The Green

Islip NN14 3JR



EXPERIENCE EXCELLENCE





A rare opportunity has arisen to acquire this simply stunning stone built four bed detached home nestled within the charming village of Islip. With the original dwelling dating back over 200 years, this home boasts original features such as window shutters, doors and majority of windows. Internally the accommodation comprises two reception rooms, a kitchen, a large utility room with guest w/c, study room, three good sized bedrooms, shower room and bath room. This home also has an additional self-contained annexe above the double garage, which has been converted by the current owners. The annex benefits from a kitchenette, with an integrated oven, space for a large double bed and shower room which comprises a shower enclosure, low level w/c and floating hand wash basin.

The beautiful rear garden is generous in size has been landscaped to incorporate a lawn, patio and an area for sheds/greenhouses to help nurture home-grown fruit and vegetables. The patio provides plenty of space for outdoor furniture and direct access to the double garage, which would be a perfect workshop. To the front of the property you will find a dedicated parking area for three cars.

Situated close to the bank of River Nene, the village of Islip enjoys surrounding countryside and riverside walks, a local village pub/ restaurant and benefits from good road links close by. The property is also within walking distance of Thrapston's bustling high street with its boutique shops, post office, pharmacy and other additional amenities. Thrapston also celebrates regular seasonal events, such as the Charter Fair and the Farmers Market.

EPC - TBC





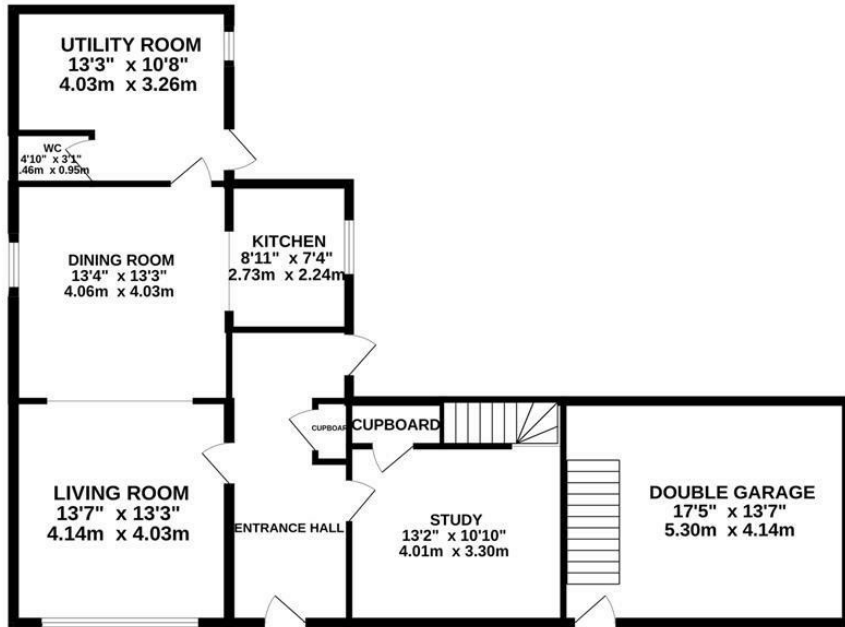


Upon entry you will be greeted to the home via the entrance hall. The entrance hall provides access to all accommodation. Both reception rooms are generous in size and are flooded with natural lighting. The living room boasts a much loved feature of a multi-fuel log burner and the dining room provides plenty of space for a dining table and chairs, making it the perfect area for hosting. The dining room leads onto a large utility room and the kitchen which benefits from eye and base level units and has space for a fridge/freezer. The study room has ample storage throughout and provides the perfect study area. To conclude the ground floor accommodation you will find a large under-stairs storage cupboard.



To the first floor, you will find three good sized bedrooms which all enjoy views to the front of the property, bedroom one provides built-in storage. You will also find the shower room which comprises, a shower enclosure, low level w/c and a floating hand wash basin. The family bathroom comprises a large bath, low level w/c and pedestal hand wash basin.





TOTAL FLOOR AREA : 1939 sq.ft. (180.2 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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England & Wales		EU Directive 2002/91/EC
Potential	Current	Very environmentally friendly - lower CO2 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 CO2 emissions

Environmental Impact (CO₂) Rating

England & Wales		EU Directive 2002/91/EC
Potential	Current	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

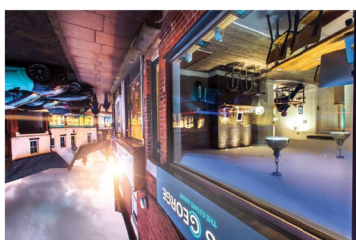
Energy Efficiency Rating



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Thrapston
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