

Lilford Road

Thorpe Waterville NN14 3ED



EXPERIENCE EXCELLENCE



Riverdale House

An exceptional four/five-bedroom property built circa 2000, located within the idyllic and highly sought-after village of Thorpe Waterville. This incredible property occupies a substantial plot in a prime position and offers expansive accommodation throughout, approaching 4000 sq ft. To the ground floor, you will find a thoughtfully designed kitchen/reception room, utility room, a large living room, versatile study, a snug/family room (currently functioning as a playroom) and a ground floor WC. Rising to the first floor, the property boasts four double bedrooms, two dressing rooms, two ensuites, and a family bathroom. Externally, the property offers a beautifully landscaped rear garden that backs onto the rolling countryside, plenty of off-road parking, a large garage, and a separate bedroom/reception room with an adjoining WC, perfect for hosting or for families with multi-generational living requirements. The property also benefits from owned solar panels, adding to its energy efficiency.

Thorpe Waterville is a quaint residential village located around a five-minute drive from the village of Thrapston and a ten-minute drive from Oundle. The village itself boasts an abundance of scenic countryside walks, perfect for dog walkers and ramblers. Thrapston and Oundle provide further amenities, including local boutique shops, a supermarket, cafes and pubs, a doctor's surgery and dentist, post office and much more. Kettering train station is located around a twenty-minute drive from the property and offers frequent direct routes to London, ideal for commuting.







Entry to the property is gained via gates to the sizeable driveway that provides parking for up to five vehicles. Upon entry, you are welcomed into the hallway where all ground-floor accommodation is accessible. Double doors open into the kitchen/reception room, which is definitely the heart of this home, offering the ideal space for hosting family and friends. The kitchen suite boasts both eye and base-level units, along with an integral WOLF double oven, NEFF induction hob, fridge freezer and dishwasher. Further appliances can be stored within the separate utility room if required. The island provides further preparation and storage space and also functions as a breakfast bar for additional seating. There is ample space for both living and dining furniture and a fully working wood burner as the focal point. Bi-fold doors and large windows to the rear of the kitchen/reception room flood the room with natural light and offer access and views of the garden and rolling countryside beyond.

The living room also offers views of the rear garden via a large bay window and an open fireplace can be found in this room. Situated across from the utility room is the versatile study that originally functioned as the kitchen. The study provides worktop space and storage units along with room for furniture and dual-aspect windows. The snug is located at the front aspect of the property and currently functions as a playroom, but is versatile in use.

Ascending to the first-floor landing, you are able to access all four double bedrooms and the family bathroom. The master bedroom benefits from an impressive amount of space for furniture, along with double doors opening out onto a balcony overlooking the garden and fields beyond. It also features a spacious dressing room leading to a walk-in wardrobe and a large ensuite bathroom fitted with a four-piece suite, including a bathtub, shower cubicle, vanity wash hand basin with storage below, a low-level WC and a chrome towel radiator. The second bedroom also benefits from an ensuite shower room, comprising a shower cubicle, concealed WC, vanity wash hand basin with drawer storage below and underfloor heating. All four bedrooms boast built-in wardrobes and plenty of room for furniture. The family shower room is conveniently located near bedrooms three and four and offers a shower cubicle, a vanity wash hand basin with storage below and an LED mirror above, a concealed WC and a storage cupboard.

To the rear of the property, you will find the beautifully maintained garden, featuring both laid-to-lawn and paved patio spaces, ideal for outdoor furniture and hosting in the summer months. There is also a timber summer house and panoramic views of the countryside behind that extends for miles. The garage provides further parking/storage space, and above it, you will find a converted fifth bedroom/reception room with an adjoining WC. This versatile space is perfect for families who love to host or for those with separate living requirements.

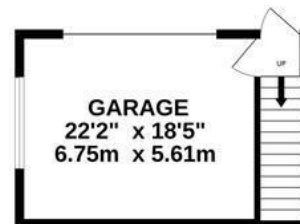
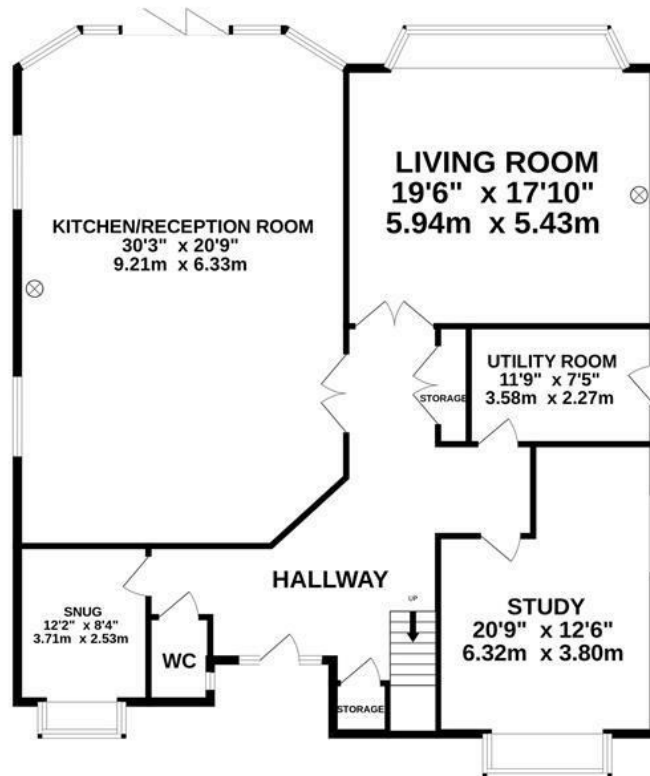
With its impressive design, high-quality finishes and beautiful landscaped garden with countryside views, this property truly has it all. Whether you're hosting friends and family or enjoying quiet moments at home, this remarkable property is sure to meet all your needs. A viewing is highly recommended to fully appreciate the space, quality, and unique features this home has to offer.

Council Tax Band: G
EPC Rating: TBC

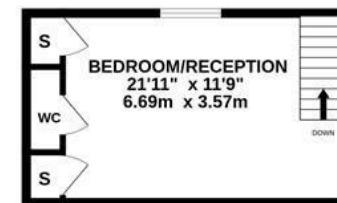
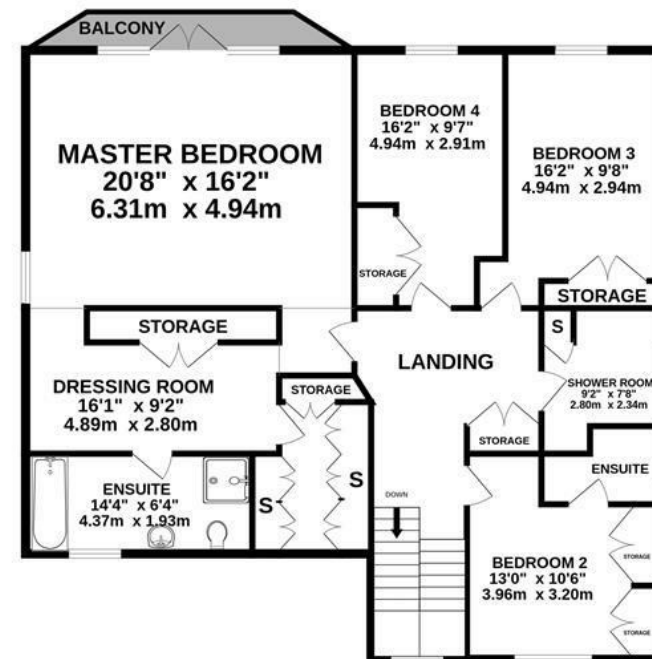




GROUND FLOOR
1954 sq.ft. (181.5 sq.m.) approx.



1ST FLOOR
1649 sq.ft. (153.2 sq.m.) approx.



TOTAL FLOOR AREA : 3918sq.ft. (364.0 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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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		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) 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		
England & Wales	EU Directive 2002/91/EC 