

Main Street, NN14 3BX  
Sudborough  
Kettering  
£1,250,000

Hurfords



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Exempt



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- Five Bedroom Charming Character Home
- 1 Bedroom Separate Annex
- Oversized Double Garage
- Heated Outdoor Pool
- Outdoor Kitchen Including a Wood Fired Oven
- Stunning Landscaped Gardens
- Internal Wine Cellar
- Grade II Listed
- Tenure: Freehold

# Brook House, Main Street Sudborough Kettering NN14 3BX

This glorious home which parts date back to 1700's is steeped in character features, from oak beams to original doors the property has been touched with modern décor and log burners in two of the formal reception rooms to offer 21st century living in historic surroundings. The ground floor of the home comprises of four reception rooms offering a multitude of options - currently utilised as 2 living rooms, both with wood burning stoves, a home office space with views to the garden and a stunning formal dining room featuring herringbone oak flooring with a stairwell entering the internal wine cellar. The cellar which naturally keeps a constant 12.5 degrees is perfect for storing wine, once a key part of the former brewery with the theatre of vaulted wine bins and the original stone floor, this space is an epic room for pre-dinner drinks and entertaining. The hub of the home, the main kitchen is filled with light from the rear glazed aspect with double doors opening up to the garden. The kitchen, designed in keeping with the home has been finished with Travertine tiles and underfloor heating offering a range of high-end appliances including Falcon induction Range cooker with 2 full size ovens, top of line Meile Built in Bean-to-Cup coffee machine. Siemens Steam oven, Samsung French door Fridge freezer with plumbed in filtered water & ice maker and a Meile Dishwasher and Quooker hot water tap. The kitchen also accesses a useful pantry space for further storage. Moving to the first floor there is a generous landing space leading to five great sized bedrooms. The master bedroom in the earlier part of the home has spectacular vaulted ceilings with south facing views over the Brook and woodland and access to an en-suite shower room with underfloor heating and a Hansgrohe shower. Bedroom 2 another generous double acts perfectly as a guest room as this also offers an en-suite shower with views to both sides of the home.

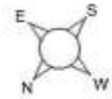
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The other three bedrooms all range in size two with stunning curved walls. Bedroom 5 has been utilised as a dressing room with fitted wardrobes adding a hint of luxury to the home. These bedrooms all share the family bathroom which is a real show piece offering silent ventilation system, underfloor heating, luxurious nickel bathtub and ambient lighting for enjoying your soak in the bath as well as a walk-in shower. Our vendors have utilised space on this floor and cleverly installed a laundry room with space for both a washing machine and a dryer with plenty of built in storage and underfloor heating to help with drying of clothes. Externally to the top of the sweeping driveway is an oversized double garage featuring the annex above. This space could act as a separate bedroom/Airbnb or used as a home office, gym or hobby room subject to requirements but boasts a kitchen area as well as an en-suite shower room and its own hot water system separate from the main house. The gardens of this house are spectacular with Wisteria now in full bloom. The luxurious installation of a Loggia, an idyllic entertaining and relaxing area that can be used throughout the year situated in a south facing position providing privacy, views and a stunning spot for summer evenings with a real fireplace.

**Brook House, MainStreet Sudborough, Kettering**

Approximate Gross Internal Area  
 Main House = 2784 Sq Ft/259 Sq M  
 Garage = 365 Sq Ft/34 Sq M  
 Flat Over Garage = 264 Sq Ft/25 Sq M  
 Garden Cellar = 1005 Sq Ft/93 Sq M  
 Loggia = 194 Sq Ft/18 Sq M  
 Total = 4612 Sq Ft/429 Sq M



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The position & size of doors, windows, appliances and other features are approximate only.  
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The Loggia was constructed by Master stonemason Robert Farrow. Built from reclaimed local stone, maltings tiles and roof tiles. The build utilises Solid beams of 10-year air dried oak and bespoke oak doors and frames made by master carpenter Matt Perkins. The Fireplace in the Loggia is reclaimed from an estate in Tansor and carries the imprints of the Northamptonshire rose. To the side of the Loggia is a shower room boasting underfloor heating and motion censored lighting, a fabulous spot after a dip in the pool. The pool is a modern French design with easy access and no ladder required. The pool is fitted with an automatic safety cover that ensures children and small animals cannot fall in when the pool has been closed. The electronic cover means that opening and closing the pool is a simple as pressing a button. Heating of the pool is via an air sourced heat pump Wifi controlled to the side of the Loggia. To the front of the property, you access via electric gates accessed via a mobile phone or landline with a sweeping driveway up to plenty of additional parking. To the side of the property is an extraordinarily large outdoor cellar untouched for many years with a fresh water well, an amazing opportunity for future vendors.



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