



1 Grafton Underwood  
Kettering, Northamptonshire NN14 3AA






**Simpson & Partners**



# 1 Grafton Underwood

Nestled on the peaceful outskirts of Grafton Underwood village stands a magnificent stone four-bedroom detached cottage presenting a rare and exciting opportunity for discerning buyers. This stunning property sits on approximately 2.13 acres of land, with the potential to rent additional acreage, making it truly an equestrian enthusiast's dream.

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## About the Property

Enchanting Stone Cottage with Equestrian Facilities in Grafton Underwood

Nestled on the peaceful outskirts of Grafton Underwood village stands a magnificent stone four-bedroom detached cottage presenting a rare and exciting opportunity for discerning buyers. This stunning property sits on approximately 2.13 acres of land, with the potential to rent additional acreage, making it truly an equestrian enthusiast's dream.

Access to this exceptional home is granted through electric gates, leading to five well-maintained stables and a practical tack room—all conveniently situated for the horse lover. The main house boasts a thoughtfully designed layout beginning with a welcoming entrance hall that guides visitors into the luxurious living spaces beyond.

The ground floor features an exquisitely fitted downstairs WC and an impressive 23' kitchen/breakfast room complete with high quality built in appliances. French doors from the kitchen open onto the beautifully landscaped gardens, while another doorway connects to a charming dining room adorned with character rich exposed stone walls and exposed beams. The stunning sitting room offers a working log burner and additional French doors providing seamless indoor outdoor living.

Ascending to the first floor reveals four comfortable bedrooms, with the primary bedroom benefiting from built-in wardrobes and a luxury en-suite shower room. A separate family shower room, also luxuriously appointed, completes the accommodation.

This property represents a rare opportunity to acquire a complete package a beautiful country home with land, stabling facilities, and a tack room all in one exceptional location.

Council Tax Band E - Energy Rating TBC.

Offers In Excess Of **£975,000**







Entrance Hall:  
Downstairs WC:  
Kitchen/Breakfast Room:  
Dining Room:  
Sitting Room:  
First Floor Landing:  
Bedroom 1:  
En-Suite Shower Room:  
Bedroom 2:  
Bedroom 3:  
Bedroom 4:  
Shower Room:  
Outside:  
Stable 1:  
Stable 2:  
Stable 3:  
Stable 4:





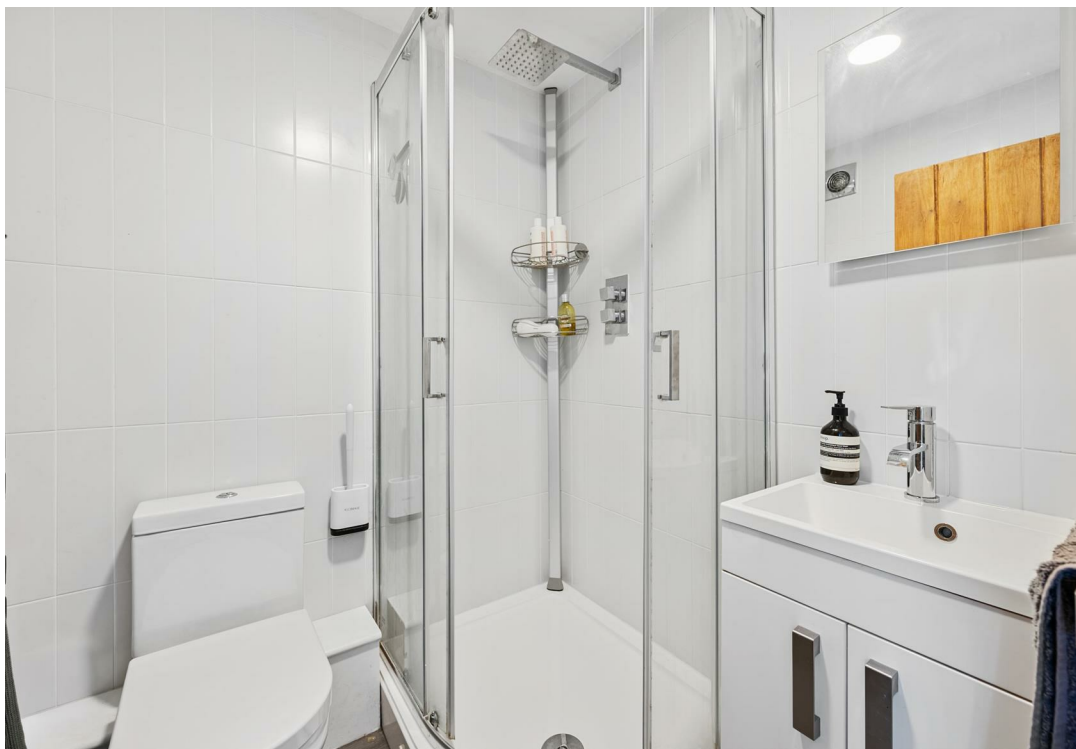






Five Stables & A Fantastic 19' Tack Room.














#### Energy Efficiency Rating

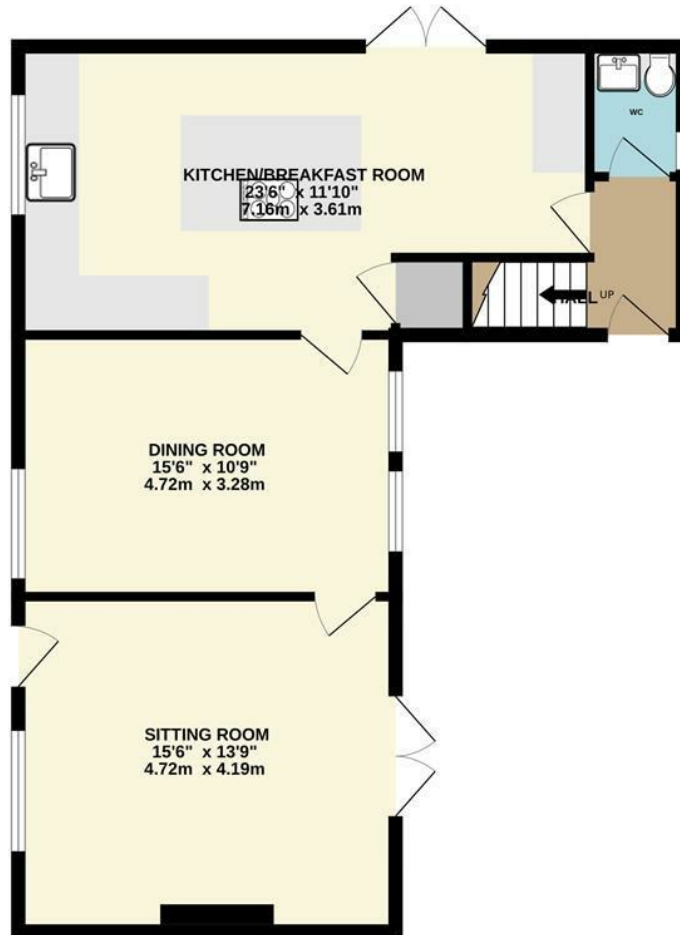
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



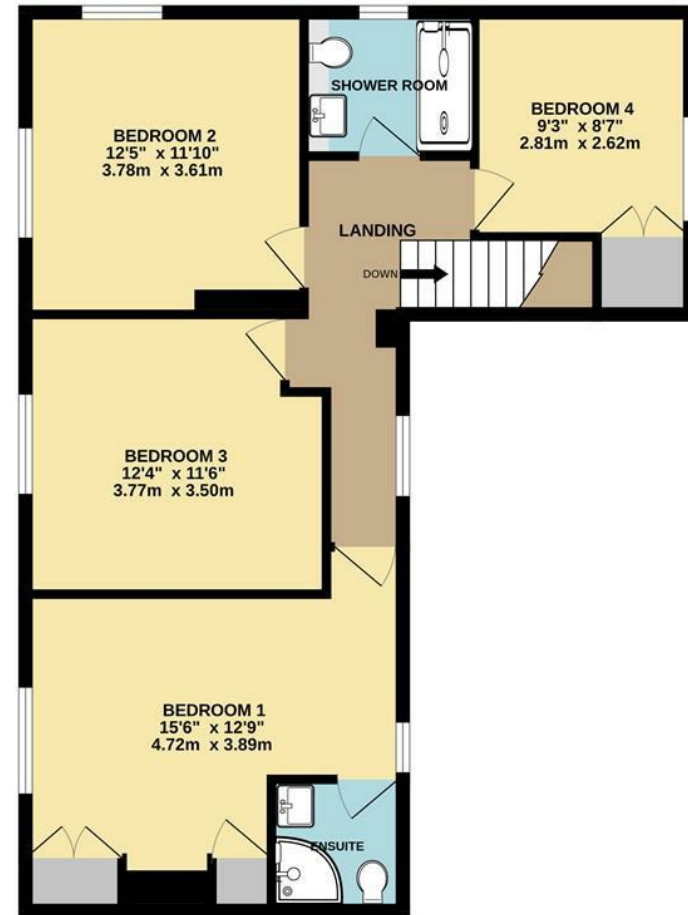
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GROUND FLOOR



1ST FLOOR



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