



The Bamford Chancery Mews
Thrapston, Northants NN14 4JL



Simpson & Partners



An exclusive new development of just 5 bespoke homes set within a secluded cul-de-sac approached via a private driveway off Chancery Lane. Chancery Mews is just a short walk from all the local amenities to be found in the town. Historically, a relative of George Washington, Sir John Washington, lived in Chancery Lane. The Bamford is constructed from Churchfield stone offering a four bedroom detached home boasting open plan kitchen/dining ideal for entertaining and fitted with a high specification German Kutchenhaus kitchen to include built in appliances, underfloor heating to the ground floor, Porcelonsa tiling to the bathrooms along with luxury sanitary ware, German Project Herringbone flooring, oak internal doors and Hive Heatmister heating control with wireless thermostat. The property is finished to an exceptional high standard throughout and is accessed down a private lane with off road parking and enclosed garden. Enter the property into the spacious hallway with staircase having oak rails rising to the first floor and doors to: study giving the option of working from home, separate dining room, cloakroom/wc, dual aspect living room with window to the front and patio doors overlooking the rear garden. To the rear is a lovely open plan kitchen/dining room with utility room off, the kitchen is fitted with a range of units with Quartz worktops and integrated appliances to include: oven, hob, extractor fan, wine fridge, fridge/freezer and dishwasher, patio doors lead out to the rear garden giving the indoor/outdoor living. The useful utility room is fitted with matching units to the kitchen with space and plumbing for white goods and door to side. To the first floor are four bedrooms with en-suite to master, fitted with a double tiled shower cubicle, vanity wash hand basin and low level wc, and further family bathroom fitted with a P-shaped bath, built in vanity storage with wash hand basin and low level wc. Viewing is highly recommended.

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Price £675,000



To the side is off road parking for up to four cars, solid oak beams to the porch, electric car charging point. Private rear garden mainly laid to lawn with mature trees, outside tap and sockets.

Thrapston is a scenic riverside market town with nature reserves and countryside walks on your doorstep, yet ideally located at the junction of the A14 and the A45. With its range of shops, eateries and local attractions Thrapston was selected by Muddy Stilettos in October 2022 as one of the top 250 places to live in 2023.

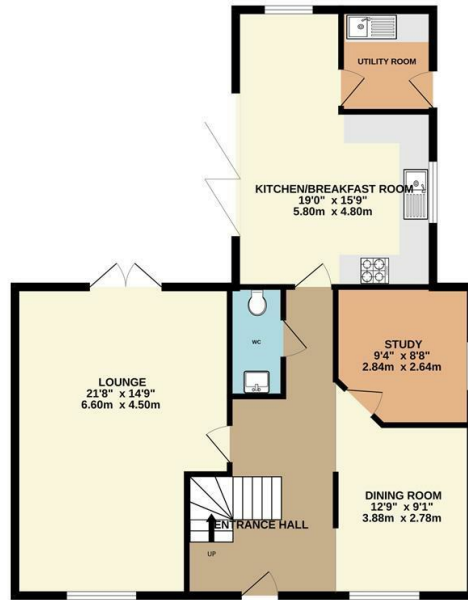




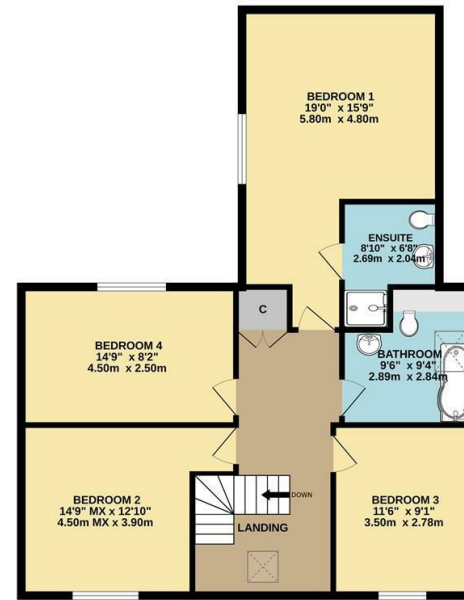
Ideally located for the major road network links of the A14/A1, M1 and M6. The new Rushden Lakes development is approximately 20 minutes drive providing shopping, restaurants and recreational facilities. The train stations are located in Huntingdon, Kettering and Wellingborough giving access to the capital in under an hour.



GROUND FLOOR
904 sq.ft. (84.0 sq.m.) approx.



1ST FLOOR
904 sq.ft. (84.0 sq.m.) approx.



TOTAL FLOOR AREA: 1808 sq.ft. (168.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only 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 can be given.
Made with Metropix 6/2024



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	86	
(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	



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