



The Manor Chancery Mews
Thrapston, Northamptonshire 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 Manor is a stunning five bedroom detached home constructed of Churchfield stone and boasting large open plan kitchen/dining room fitted with a Kutchenhaus German kitchen, utility room, living room having bifold doors, separate study, two en-suites and family bathroom. Finished to an exceptional standard throughout with oak internal doors, German Project Herringbone flooring, Porcelanosa tiling, underfloor heating to the ground floor, landscaped gardens, double garage and electric car charging point. Access via a private driveway to the house, enter the property into the spacious hallway with staircase having oak handrails, rising to the first floor and doors to: ground floor wc, study giving the option of working from home, beautiful open plan kitchen/dining room fitted with ample storage, with built in appliances to include: oven, dishwasher, full height fridge and freezer, island unit with induction hob and designer extractor over, windows and door giving access to the rear garden, further door leads through to utility room fitted with matching units, space for washer/dryer. Double doors lead from the kitchen/dining area through to the light and airy living room with patio doors overlooking the rear garden. To the first floor are five good sized bedrooms with the master and guest bedrooms boasting en-suite shower rooms and family bathroom serving the remaining bedrooms. Luxury sanitary ware compliments the bathrooms along with Porcelonosa tiling and the main bathroom boasts a four piece suite to include a stunning free standing bath. Viewing is an absolute must to appreciate the quality and standard of this home.

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Price £950,000

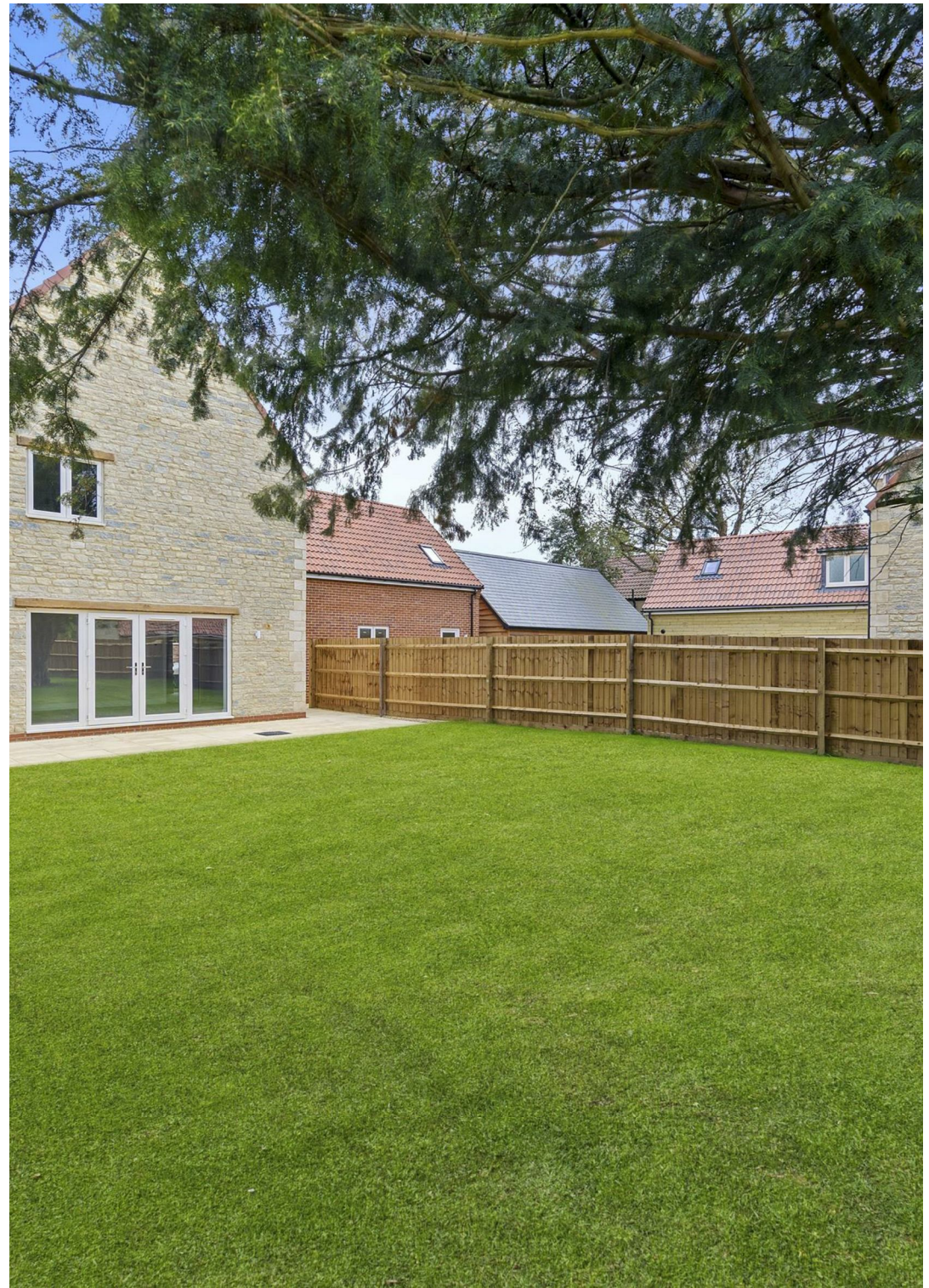


Externally the property is approached via gravel driveway giving access to all plots, block paved driveway provides off road parking and double garage with up and over door, power and light connected, car charging point. The rear garden offers a private aspect , laid to lawn with mature tree and large patio area ideal for alfresco dining, outside tap and lighting.





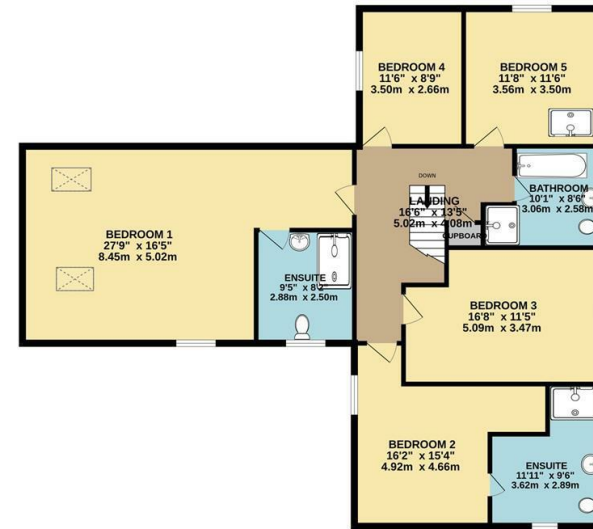
Thrapston is a scenic riverside market town with nature reserves and countryside walks on your doorstep, yet ideally located at the junction of the A14 and the A45. With its range of shops, eateries and local attractions Thrapston was selected by Muddy Stilettos in October 2022 as one of the top 250 places to live in 2023. Other entertainment amenities also include a multi-screen cinema and several restaurants. Thrapston is conveniently located for the major road network links of the A14 and A45 leading to the M1 and M6 and train stations in Kettering, Corby, Huntingdon and Peterborough allow access to the capital within the hour.



GROUND FLOOR
1363 sq.ft. (126.6 sq.m.) approx.



1ST FLOOR
1351 sq.ft. (125.5 sq.m.) approx.



TOTAL FLOOR AREA : 2714 sq.ft. (252.1 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
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(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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