



The Palms, 117 Oundle Road
Thrapston, Northants NN14 4PB



Simpson & Partners



First impressions provide a taste of what is to come. Entering via the electric gates, the sweeping driveway, illuminated by elegant lighting greets you with a sense of seclusion and privacy.

The home's impressive design is evident from the moment you step into the double-height vaulted ceiling hallway, setting the tone for the impressive design and spaciousness that awaits. A magnificent bespoke spiral staircase guides you gracefully to the ground floor and oak doors lead through to the dining room, lounge and games room providing the perfect spaces for relaxation and entertaining. The highlight of the ground floor accessed through double doors, is the stunning and spacious open-plan kitchen/dining/family area. With its modern design featuring gloss white cabinets beneath grey worktops, the perfectly orchestrated layout has been created to be both functional and stylish guaranteed to appeal to the culinary inclined family members. A conveniently located food prep sink sits next to the curved 4 burner gas hob, integrated appliances by Neff include 3 ovens, an American-style fridge freezer, wine cooler complete the picture. From the kitchen quad sliding doors open out onto a covered terrace perfect for alfresco dining and entertaining.

Moving up to the first floor, the galleried landing with ornate Art Nouveau balustrade is the perfect area to pause and reflect on your way to one of the five bedrooms. The master suite, a luxurious retreat with a walk-in wardrobe, en suite five piece bathroom, and a covered balcony overlooking the rear garden. Three of the further bedrooms feature en suites, and the fifth bedroom boasts wc and sink ensuite, there are built-in wardrobes throughout. The high specification continues on the first floor with 3 of the bedrooms having air conditioning.

Council Tax Band G

EPC Rating D



Price £950,000



Externally, the property offers ample off-road parking with a double garage accessed via electrically operated doors and versatile space ideal for use as a gym/home office. The visually appealing landscaped rear garden with its mature palm trees and tropical planting features creatively designed stone and wood decking patio areas with a hot tub area, and outdoor kitchen.

The Palms is more than just a house; it's a lifestyle. With its exceptional design, luxurious amenities, and secluded setting, this property offers the perfect blend of comfort, style, and tranquility.

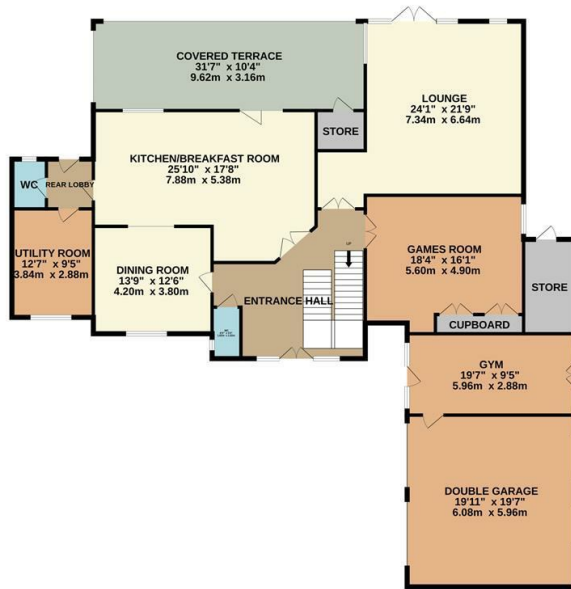




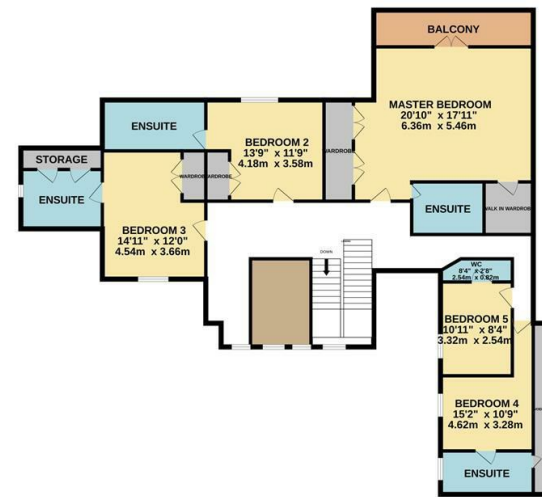
The market town of Thrapston offers many facilities to its residents including shops, pubs, schools, doctors and dentists and is conveniently located for rural and riverside walks. The new Rushden Lakes development is just a short drive away and provides additional high-street shopping and a Waitrose store. Other entertainment amenities also include a multi-screen cinema and several restaurants. 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
2672 sq.ft. (248.2 sq.m.) approx.



1ST FLOOR
1792 sq.ft. (166.5 sq.m.) approx.



TOTAL FLOOR AREA: 4463 sq.ft. (414.7 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		
(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	66	72
	EU Directive 2002/91/EC	



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