



Church Barn Fuller Close
Aldwinkle, NN14 3UU



Simpson & Partners

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About the Property

GUIDE PRICE £895,000 TO £950,000. OFFERED WITH NO CHAIN. Luxury village living. Nestled and hidden along a private road is this stone built dwelling situated in the idyllic and picturesque village of Aldwincle in the rolling Northamptonshire countryside. This stunning village property has undergone a detailed and extensive modernisation programme with no expense spared by the present owners offering flexible family living accommodation, boasting five bedrooms across three floors, and impressive bathroom suites, two reception rooms and open plan kitchen/dining room. Set on a good sized plot enclosed with brick wall and double timber gates offering a high degree of privacy. Boasting many character features to include exposed stone walls, timber beams and fireplace with inset wood burning stove. Enter via porch leading through to light and airy hallway with stairs rising to the first floor and doors to: downstairs wc, living room with dual aspect and exposed timber beam, feature fireplace and door leads through to good sized playroom which could be used as an office for working from home if required. The kitchen/dining room is the hub of the house fitted with modern kitchen units and built in appliances, large island unit with breakfast bar area, tiled flooring and doors leading out to the rear garden. Further door leads to rear lobby giving access to the front and rear and utility room and single garage. To the first floor are three good sized bedrooms with the master having dressing room and beautiful en-suite bathroom fitted with a four piece suite to include a free standing bath and double shower cubicle. Family bathroom is also fitted with a four piece suite and free standing bath. Stairs rise to the second floor giving access to two further bedrooms and en-suite shower room. Viewing is highly recommended to appreciate this beautiful village home.

Council Tax Band G

EPC Rating E

Guide Price **£895,000**



The charming and sought after village of Aldwinckle lies just 4 miles from Thrapston and 6 miles from the historic town of Oundle. The village has a sought-after primary school and village shop. The small market town of Thrapston offers a varied range of shopping facilities including general stores, supermarket, doctors, hotels and public houses. More major facilities are available in nearby Kettering (9 miles), Wellingborough (11 miles), Northampton (20 miles) and the regional shopping centre of East Anglia at Peterborough lying just 20 miles from Thrapston. The area enjoys good schooling and communication links including mainline services to London from Huntingdon, Kettering and Wellingborough.







Externally to the front is ample off road parking, single garage and separate open garage leading to large lawned front garden with block paved patio area and timber summer house ideal for alfresco dining. To the rear is a low maintenance courtyard area with paving and slate chippings.







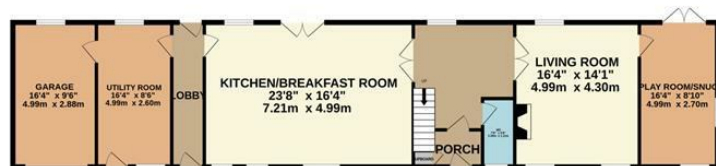
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	51	
(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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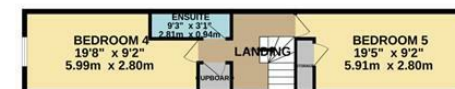
GROUND FLOOR
1300 sq.ft. (120.8 sq.m.) approx.



1ST FLOOR
952 sq.ft. (88.4 sq.m.) approx.



2ND FLOOR
459 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 2712 sq.ft. (251.9 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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