



Highfield Lodge Main Street
Glaphorn, PE8 5BT



Simpson & Partners



Outdoor Living. This property is all about the outdoor space and the stunning location. Situated in the sought after village of Glapthorn boasting many country and riverside walks and close to the Historic market town of Oundle where you will find many amenities. The main feature of this house is the outdoor space which includes extensive landscaped gardens and outdoor heated pool with covered seating area, indoor bar area and summer house housing the hot tub making this a fabulous entertaining space. The property also offers extensive family living with four bedrooms, two reception rooms and three bathrooms. Further benefits include ample off road parking to the front and double tandem garage. Enter the property into the large dining room and opening through to hallway with stairs rising to the first floor and double doors to: living room set to the front having feature fireplace. To the rear is an open plan kitchen/breakfast room fitted with ample storage and breakfast bar area, space for cooker with extractor fitted over, space and plumbing for tumble dryer, space for tall fridge/freezer, door leads through to useful utility room with space and plumbing for washing machine. From the dining room is a door to cloakroom with door to rear and door to shower room which also has access from the rear patio and swimming pool. Further outbuildings include pool room housing the air source pump and controls. To the first floor is a large landing space which could be used as a study area and doors lead to four bedrooms with ensuite facilities to bedroom two and lovely spacious master bedroom having vaulted ceiling with built in storage and double doors leading out to a timber veranda overlooking the rear garden. Jack and Jill bathroom fitted with a four piece suite with jacuzzi bath and corner tiled shower cubicle. Two further bedrooms complete the accommodation. Offered with no chain, viewing is highly recommended.

 4  3  2

Price £649,995



The property sits on a good sized plot with ample off road parking to the front leading to an oversized integral garage. Lawned front garden with mature planting. The rear garden is a particular feature of the property being landscaped to provide over sized patio area with swimming pool, covered bar/seating area, timber summer house housing hot tub, access to shower room. Outdoor bar and oversized patio making this a great entertaining space. The remainder of the garden offers a private aspect being laid to lawn with mature trees and planting and further summer house.



GROUND FLOOR
1303 sq.ft. (121.1 sq.m.) approx.



1ST FLOOR
1017 sq.ft. (94.5 sq.m.) approx.



TOTAL FLOOR AREA : 2321 sq.ft. (215.6 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	EU Directive 2002/91/EC	



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