



9 Camsdale Walk  
Middleton, LE16 8YR



**Simpson West**

Nestled away in the much sought after village of Middleton, is this rarely available split level detached residence which occupies a highly established private plot that is approximately one acre in size and which enjoys stunning views over the Welland Valley. Having been designed and built in the 1970's by the family that still own the property today, this rarely available family home provides highly unique accommodation to include a reception porch, entrance hall, cloakroom/WC, a superb 26' living room is the perfect place to enjoy the wonderful well maintained tiered gardens and magnificent views beyond. There is also a dining room, fitted kitchen/breakfast room, utility room, side porch, two bedrooms and shower room to the ground floor. Stairs led down from an inner hallway to provide access to two further bedrooms and bathroom at the lower level. Upon entry to the property's impressive frontage the first thing to be noticed is the highly private, established setting with a variety of trees, shrubs and bushes set to either side of the driveway which provides OFF ROAD PARKING for several vehicles and there is a DOUBLE GARAGE that has been converted to a garden room that has power, light and water available, to the rear of this highly versatile space is a log store. The gardens wrap around to either side, and in our opinion are a particular feature of the property given their thoughtful design and maturity and as they also include several terraced seating areas complimented by two areas of lawn, a swimming pool with pool house to provide a dressing and sauna space, garden pond, storage facilities and feature well.

In our opinion, only by visiting this truly exceptional home will its potential, setting and views be truly appreciated therefore an early visit to the property is considered essential!

Energy Rating C. Council Tax Band E.

£865,000



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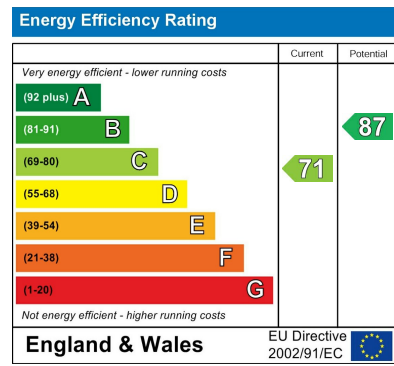


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01536 202007

[info@simpsonwest.co.uk](mailto:info@simpsonwest.co.uk)

<https://www.simpsonwest.co.uk/>

64 Corporation Street, Corby, Northants, NN17 1NH