



Thrapston Road, Spaldwick, PE28 0TA
Offers in the region of £925,000

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LATCHAM —————
————— DOWLING

ESTATE AGENTS

***UNEXPECTEDLY RE-AVAILABLE -
20/02/2025***

**** SUBSTANTIAL PERIOD HOME OFFERING
OVER 3600SQFT OF ACCOMMODATION AND
OCCUPYING A PLOT OF OVER HALF AN ACRE
WITHIN THIS DELIGHTFUL NON ESTATE
VILLAGE LOCATION****

Latcham Dowling Estate Agents are pleased to bring to the market this extremely attractive and deceptively spacious, detached family home offering a staggering seven double bedrooms, five reception rooms and three bathrooms across the three storey accommodation and combined with a wealth of period features, such as exposed floorboards, fireplaces and a bespoke farmhouse style open plan kitchen/ breakfast room.

The proportions across all three floors are truly impressive, but in particular the 21'2 x 19'11 triple aspect sitting room with inglenook fireplace and wood burner, the 22'8 dining room and the huge 21'10 x 15'2 master bedroom with separate dressing room and en suite bathroom.

With a total plot of over half an acre of established and secluded gardens, along with an electrically gated driveway providing parking for numerous vehicles, this really is an absolute 'gem' just waiting to be discovered!!

Viewing is essential to fully appreciate the sheer scale of the accommodation on offer and the delightful non estate position within the heart of the village.

Entrance Via

Entrance Hall

23'2 x 7'5 max (7.06m x 2.26m max)

Cloakroom

7'2 x 2'6 (2.18m x 0.76m)

Kitchen/ Breakfast Room

Kitchen Area

18'7 x 12'2 (5.66m x 3.71m)

Breakfast Area

11'1 x 10'6 (3.38m x 3.20m)

Utility Room

7'10 x 4'8 (2.39m x 1.42m)

Sitting Room

21'11 x 19'1 (6.68m x 5.82m)





Dining Room
22'8 x 10'6 (6.91m x 3.20m)

Family Room
12'0 x 11'1 max into chimney recess (3.66m x 3.38m max into chimney recess)

Study/ Office
12'1 x 7'1 max into chimney recess (3.68m x 2.16m max into chimney recess)

First Floor Landing
15'2 x 11'1 plus 11'5 x 2'6 (4.62m x 3.38m plus 3.48m x 0.76m)

Master Suite

Dressing Room
11'0 x 7'4 (3.35m x 2.24m)

En Suite Bathroom
7'9 x 7'8 (2.36m x 2.34m)

Master Bedroom
21'10 x 15'2 (6.65m x 4.62m)

Bedroom
12'1 x 11'0 max into chimney recess (3.68m x 3.35m max into chimney recess)

Bedroom
12'2 x 11'1 max into chimney recess (3.71m x 3.38m max into chimney recess)

Bedroom
12'1 x 11'1 max into chimney recess (3.68m x 3.38m max into chimney recess)

Bedroom
11'2 max x 10'8 (3.40m max x 3.25m)

Bathroom
11'1 x 10'7 (3.38m x 3.23m)

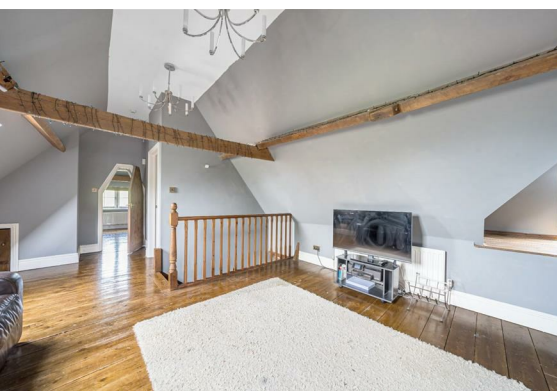
Second Floor

Second Floor Living Area
21'7 max x 15'0 max (6.58m max x 4.57m max)

Bedroom
15'0 x 9'9 (4.57m x 2.97m)

Bedroom
15'1 x 10'11 max (4.60m x 3.33m max)

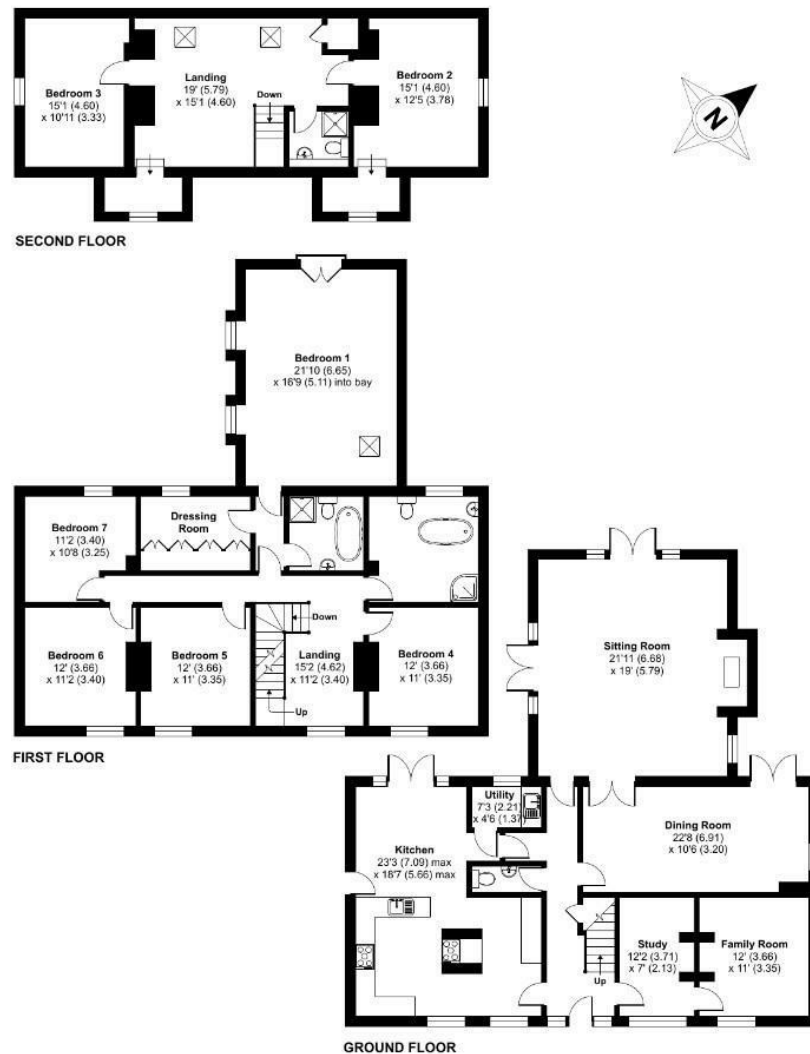
Gardens and Parking



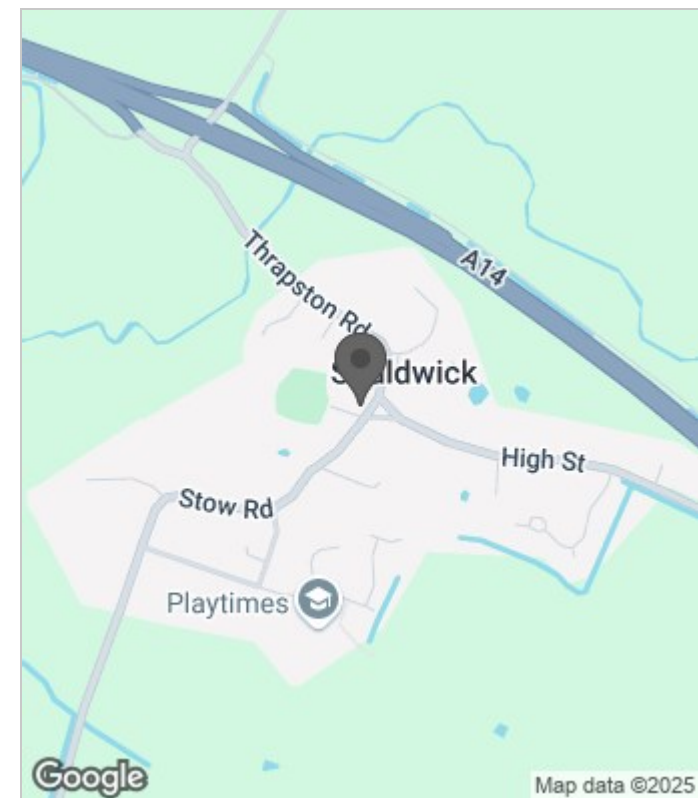
Thrapston Road, PE28

Approximate Area = 3660 sq ft / 340 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checon 2024. Produced for Latcham Dowling Ltd. REF: 1150383



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	38	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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