



**“Rare Opportunity in a Sought  
After Village”**



## “Rare Opportunity in a Sought After Village”

If you're searching for a home that offers gorgeous design, a stunning high-quality finish and a modern open plan layout ideal for entertaining, then look no further!



Manor Road,  
Grendon,  
NN7 1JF





## Property Highlights

- Nestled in the heart of the historic and highly desirable village of Grendon, this charming period home offers a sought after location with countryside walks on your doorstep and an award-winning Primary School within walking distance.
- The Property is conveniently located with the A509 and A45 close-by, both providing excellent travel links to the M1, A14, Bedford and Milton Keynes, and Wellingborough Train Station is accessible by car in under 15 minutes with an excellent commuter rail link to London.
- This wonderful home boasts a captivating blend of period features with high-quality modern finishing touches.
- Extensively restored and remodelled in the last few years this property combines two previously separate houses: a period wheelwrights cottage and a Victorian house with an additional significant modern extension.
- With new period-style double glazed sash windows and flush inset casement windows installed throughout the house, a full electrical re-wire and new central heating pipework and radiators installed throughout.
- Seamlessly combining period charm with contemporary design the cottage was structurally modernised, including full structural reinforcement and insulation of the roof and the internal floor removed and replaced to raise the internal condition of the old cottage to a modern standard.
- Entrance through the solid timber door leads into the inviting Entrance Hall with a red and black chequered tiled floor, dual aspect windows to include double glazed sash windows with wooden shutters, a useful understairs storage cupboard and bespoke stairs that rise to the first floor with painted steps and a central runner carpet.
- Cosy Living Room, attractively decorated with a thick-pile carpet, dual aspect windows, and Charnwood wood burner in a brick chimney with ceramic tiled hearth.
- The Office situated at the front of the property and benefitting from excellent versatility as it could be used as a fifth bedroom, a work from home space, a playroom etc. There is a timber floor, a window to the front and a feature chimney breast (not currently in use).
- Fantastic open plan Kitchen/Dining/Family Room, remodelled and beautifully finished with fantastic proportions affording excellent versatility with the layout of furniture. The Kitchen/Family space occupies the lower level, with ample entertaining space and two steps lead up to the open plan Dining Area with a mid-level wall providing definition from the Kitchen, and an opening that leads to the Playroom. The gorgeous space is naturally lit from the generous windows and French doors, and benefits from engineered oak flooring, high gloss units topped with solid oak worktops to include an inset marble cutting block and porcelain tiled splashbacks, and a central island unit provides additional storage and a breakfast bar for entertaining guests when cooking. There are integrated appliances to include a mid-level double oven, a microwave, a 'NEFF' induction hob with extractor hood over, a dishwasher and a wine cooler.



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- With two steps up from the Kitchen, the Dining Area continues with the modern open plan feel and a mid-level wall creates a definition from the Kitchen. There is an engineered oak floor, an opening to the Playroom and bi-folding doors that open out onto the granite paved patio of the Garden.
- Fantastic Playroom / Garden Room offering unique proportions and great flexibility with the accommodation. There is a seamless continuation of the engineered oak flooring from the Dining Area, bi-folding doors to the rear Garden and a window to the front elevation.
- Separate Utility Room featuring a continuation of red and black chequered floor from the Entrance Hall, fitted units, a solid oak worktop, stainless steel sink, porcelain tiled splashback, and space and plumbing for two appliances (not included in the sale).
- The stairs rise to the generous Landing with two windows on the side elevation making for a naturally light space leading to the rear rooms of the Property.
- Ground floor WC boasting modern décor, a window to the side elevation and a two-piece suite to include a low-level WC with a concealed cistern and a compact wall mounted wash hand basin.
- Modern Family Bathroom with a great sense of space from the vaulted ceiling. There is a contemporary tall column radiator and a high quality four piece suite to include a low-level WC with a concealed cistern, a bowl style sink built into a useful storage unit with a marble top, a freestanding bath with a handheld shower attachment, and a shower enclosure with a rainwater style shower head.
- Four double Bedrooms, all of which are naturally light rooms. The Principal Bedroom is situated at the rear of the property with a fantastic, elevated view over the Garden and the Church beyond. There is a walk-in wardrobe providing ample storage space and ensuite Shower Room to include a laminate floor, ceramic tiled walls, a column radiator, two sinks built into useful floating style storage unit, a low-level WC, and an oversized walk-in shower with a rainwater style shower head.
- Bedroom Two is an impressive Room with a vaulted ceiling, a window to the front elevation and an ensuite WC comprising of luxury engineered wood flooring, a Velux window, a tall column radiator, a wash hand basin with Scandinavian style shelving, and a low-level WC with a concealed cistern.
- Two further double rooms, both benefitting from the large double glazed sash windows and the potential for a fifth bedroom downstairs if required.
- Electric Car charging point installed on driveway.



## Outside

The Property occupies a great position in the desirable village, situated on a street of similar period stone properties. There is a small forecourt to the side of the property enclosed by a low-level stone wall and iron gate and a gravel path extends along the forecourt to the French doors of the Kitchen. Situated to the other side there is a block paved and gravelled driveway that flows down the side of the property with off road parking and further access through remote operated electric gates that leads to the further gravelled driveway providing ample off-road parking. There is a shared right of access across the first part of the driveway for the direct neighbour.

The stunning rear Garden truly is a gardener's paradise and has been professionally landscaped with an established mature feel. By the Property there is a solid granite paved patio with a path that extends past the gravelled driveway and to the further granite paved patio by the lawn. There is a raised timber deck area perfectly positioned to enjoy entertaining and easy access from the bi-folding doors from the Playroom and Dining Room. A stone gabion wall creates an attractive retaining wall by the deck with planted borders on top and beautiful trailing plants, and beyond this there is a raised vegetable garden area with a gravelled path, raised vegetable beds and steps down to the lawn. There is a generous area of lawn that extends down the garden with deep, well-stocked planted borders, a further raised and gravelled entertaining space and a timber shed ideal for garden storage. There is a private outlook from the Garden and due to its generous size and clever landscaping, there are several spaces to enjoy the sun as it travels throughout the day.





**Total Area Measurements** (Approx.)  
2059.60 sqft / 191.34 sqm inc. Cellar

\*Although great care has been taken to create an accurate floorplan, it is for visual representation only and does not represent exact proportions.



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