

**“England’s Green and Pleasant Land...”**



**HENDERSON  
CONNELLAN**

ESTATE AGENTS





Dolben Avenue,  
Stanwick,  
NN9 6QW

**“England’s Green and Pleasant Land”**  
...can be admired in all its glory from this exceptional extended detached Home. Originally constructed as the village Police House in the 1940’s, this wonderful Property offers stunning field views from the rear and has a great sense of light and space throughout.



### Property Highlights

Occupying a fantastic position in the highly desirable village of Stanwick, the Property benefits from being a short drive from the A45 with excellent travel links to the A6, A14 and M1. Wellingborough Train Station is accessible in under 15-minutes and provides a popular commuter rail link to London. Picturesque countryside walks are on the doorstep with Stanwick Lakes close by and Rushden Lakes is just a 5-minute drive away.

Originally built as the local Police House there is a great sense of character and the current owners have extended the property with an exquisite open plan Kitchen/Family Room that has been designed to showcase the views to the rear.

Entrance through the composite front door provides access into the inviting Entrance Hall with a fitted mat by the front door, ceramic tiled flooring, a useful understairs storage cupboard, period exposed timber doors to the rooms and stairs rising to the first floor.

Stunning open plan Kitchen/Family Room forming the bespoke extension which was purposefully designed on an angle to ensure maximum benefit of the gorgeous views to the rear. There is a high specification Kitchen with slate effect ceramic tiled flooring and electric underfloor heating, LED downlights and a bespoke black aluminium sliding window providing a far-reaching view from the kitchen sink. The solid oak floor defines the change into the Family Area whilst retaining an open plan feel and there are glass and oak doors into the Dining Room. Natural light floods the room from the window to the front elevation and the large black aluminium sliding doors to the rear, benefitting from having one-way tinted glass for sun protection and stunning views of the Nene Valley. The Family Area boasts great versatility providing a host of options with furniture and there is a contemporary ‘Morso’ multi-fuel burner sat in front of the sliding doors with a tempered glass hearth and the most picturesque view behind.

The gorgeous Kitchen includes high quality inset shaker style units topped with a solid granite work surface and upstand. The cupboards and drawers have a soft close feature, carousel units in the corner cupboards and an inset stainless steel one and a half bowl sink with draining grooves in the worktop. The integrated appliances include a dishwasher and there is a freestanding ‘Rangemaster’ cooker and matching extractor hood that is included in the sale. There is space and plumbing for an American style fridge freezer which is available under separate negotiations.





Property Highlights

Formal Dining Room with a thick pile carpet, solid oak and opaque glass double doors into the Family Room and a window to the side elevation. Although currently used as a dining room, the layout offers excellent versatility as it could be an additional reception room, playroom, and much more.

Further Reception Room/Gym which occupies the original holding cell from when the property was the village Police House. The Room benefits from 6' solid walls, windows on two elevations, a useful storage cupboard and a chimney that has been blocked off but could be opened and reused if desired (subject to relevant consent). The versatility of the layout also presents an opportunity for ground floor living as the Gym, Utility Room and Shower Room are in close proximity.

Ground floor Office, a perfect work from home space with dual aspect windows and flexible accommodation.

Separate Utility Room with excellent proportions, a door to the covered side passage of the Garden, a useful storage cupboard for coats and shoes, a chrome heated towel rail, a light tunnel providing natural light and ample additional storage in the fitted units. There is an array of worktop space, a stainless steel sink and draining board and space and plumbing for three under counter appliances.

The stairs flow up to the First Floor with a handmade solid oak banister and balustrades and as you reach the Landing period exposed timber doors provide access to the rooms. There is a drop-down hatch and ladder that leads to the part-boarded Loft.

Three double Bedrooms, all of which are beautifully light from the generous windows. The Principal Bedroom is an impressive room benefitting from a window to the side elevation, an en suite shower room and glazed French doors expertly located opposite the bed showcasing the far-reaching views. The en suite Shower Room features attractive ceramic tiled floor and splashbacks, a window to the rear elevation, a chrome heated towel radiator and a three piece suite. There is a low-level WC and wash basin built into to a useful storage unit and an oversized shower enclosure with a thermostatic rainwater style shower. Bedroom Two is a fantastic sized room and benefits from having a Jack and Jill style door that provides access to the family Bathroom. Bedroom Three, also a double sized room has a generous window to the front and a useful storage cupboard over the stairs.

Family Bathroom with a motion sensed light and fan, ceramic tiled walls to one side, Jack and Jill doors to Bedroom Two and the Landing and a three piece suite to include a low-level WC, a pedestal wash basin and an oversized jacuzzi style bath with central taps and a handheld shower attachment.

Detached single Garage with an electric remote operated roller door to the front, insulated walls, a window to the side elevation and a pedestrian door from the Garden. There is a generous Workshop located behind the Garage with a pedestrian door and window to the side and both outbuildings have light and power sockets. Next to the Garage there is an EV charger and an outside tap.





# The Grounds

The Property occupies an excellent position on the street with a generous gravelled driveway that is enclosed by a low-level fence to the front and well stocked planted border either side. There is ample parking for four to five vehicles, secure gated access down the side of the Property and on the other side the driveway flows down to the detached Garage with an electric remote operated roller door for access.

The rear Garden offers a desirable West facing aspect with stunning field views and by the Property there is a timber deck creating a seamless entertaining space from the sliding doors from the family area. There are steps down from the deck to the lawn and various landscaped sections to include a further deck seating area at the rear of the Garden, a slate chipped seating area positioned to the catch the sun throughout the day, a planted rockery and a timber shed to one side. To the other side of the Garden, steps lead down from the deck to the side pedestrian door into the Garage and a door into the Workshop. In addition to this there are well stocked and beautifully maintained borders with an array of hedges, bushes, trees and plantings, a side covered area down one side of the Property, a log store, various external lights and an outside tap.

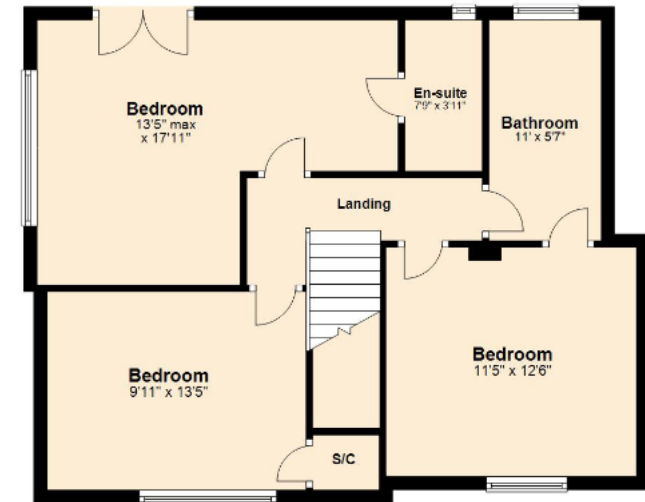




## Ground Floor



## First Floor



## Total Area Measurements (Approx.)

Main House - 1844.20 / 171.33 sqm

Garage & Workshop - 377.80 sqft / 35.10 sqm

Total - 2222 sqft / 206.43 sqm

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