



Ringstead Road, Great Addington

£675,000

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Occupying a generous plot in an exquisite village location, sits this impressive five-bedroom detached family home providing just over 2,600 square feet of accommodation.

The property has been renovated throughout by the current owners to a very high standard, making this a superb home for its new owners to move straight into.

The ground floor accommodation comprises a spacious entrance and reception hall, cloakroom/WC, dining room, an outstanding living room measuring approximately 24ft x 20ft, a sensational open-planned kitchen/breakfast room, utility room, boot room, and a potential fifth bedroom which is used as a gym at present. Continuing to the first floor, you will find a beautiful galleried landing, master bedroom boasting an en-suite shower room, a family bathroom, and three further double bedrooms - two of which also host en-suite shower rooms.

To the front of the property is a large driveway accommodating off-road parking for three cars, and a separate brick-built double garage which could potentially be converted into an annex (subject to planning). To the rear is an outstanding fully-enclosed rear garden, with truly unbeatable views overlooking miles of Northamptonshire's countryside.

Great Addington is one of the most sought-after villages in Northamptonshire, offering a variety of beautiful countryside walks and well-renowned village pubs. There is also a great primary school, and the A45, A6 and A14 are all within easy access.





Reception Hall

Staircase leading to the first floor, understairs storage cupboard, laminate flooring, radiator.

Cloakroom/WC

Low-level WC, pedestal hand wash basin, sliding door to further storage cupboard.

Dining Room

19'9" x 12'2" (6.00m x 3.70m)

Bay window to the front aspect, good-quality hard flooring, 6x LED down-lighters, radiator, twin French doors leading to:





Living Room

24'3" x 20'8" (7.40m x 6.29m)

Large windows and double French doors opening to the rear garden, a very attractive fireplace with a fitted woodburner, LED downlighters, two radiators, laminate flooring further twin opening doors leading to:

Kitchen/Breakfast Room

24'3" x 17'7" max. (7.40m x 5.35m max.)

A beautifully re-fitted kitchen with a range of wall and base units providing work surfaces, double French doors with further side windows leading to the rear garden, one-and-a-half bowl sink unit with chrome mixer tap over, glazed display units, double oven, bottle gas hob with extractor hood over, integral fridge/freezer, separate larder fridge, dishwasher, two radiators, LED downlighters, high-quality karndean flooring.

Utility Room

13'7" x 6'9" (4.15m x 2.05m)

Window to side aspect, base units providing work surfaces, high level wall units, ceramic wall tiling, stainless steel sink unit, plumbing for appliances, larder cupboard, radiator.

Boot Room

5'9" x 13'5" (1.75m x 4.09m)

Door to side aspect, central heating boiler.

Study/Bedroom Five

13'5" x 13'5" (4.10m x 4.09)

Bay window to the front and a further window to the side aspect, radiator.

Master Bedroom

16'1" max. x 13'5" (4.91m x 4.09m)

Window to front aspect, laminate flooring, downlighters, and radiator.

En-suite Shower Room

A re-fitted suite with a low-level WC, vanity hand basin unit, octagonal shower cubicle with sliding glass doors and mains-fed rainfall shower with a separate handheld shower head, chrome ladder towel rail/radiator, extractor fan.


Bedroom Two

11'2" max. x 10'4" (3.39m max. x 3.14m)

Window to front aspect, large built-in wardrobe, radiator.





| Energy Efficiency Rating | | |
|---|---|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 74 |
| (55-68) D | 55 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC  | |

En-suite Shower Room

Window to side aspect, low-level WC, pedestal hand wash basin, large octagonal shower cubicle with sliding glass doors and mains-fed shower, ceramic wall and floor tiling, chrome ladder towel rail/radiator.

Bedroom Three

13'2" x 13'5" max. (4.01m x 4.09m max.)

Window to rear aspect with an outstanding view over surrounding countryside, laminate flooring, built-in dressing table unit, down-lighters, loft hatch, radiator.

Bedroom Four

10'2" x 9'6" (3.11m x 2.90m)

Window to rear aspect with the same superb countryside views as bedroom three, range of built-in units and dressing table, laminate flooring.

Ensuite Shower Room

Another re-fitted suite with a window to rear aspect, low-level WC, hand basin unit, octagonal shower cubicle with sliding glass doors and mains-fed shower unit, chrome ladder towel rail/radiator, laminate flooring.

Family Bathroom

Re-fitted bathroom with window to rear aspect, low-level WC, vanity hand basin unit, bath with monobloc tap and shower handset, ceramic wall tiling and shower boarding, chrome ladder towel rail/radiator, large shelved airing cupboard housing the 'Megaflo' hot water system, down-lighters. Yet another outstanding view from the rear window.

Front Garden

A hedge and fence-enclosed sweeping gravel driveway with off-road parking for three cars, a sizeable lawn area, and an electric car charger.

Garage

18'1" x 18'4" (5.60m x 5.50m)

A detached brick-built double garage with light, power, and an 'up and over' door.

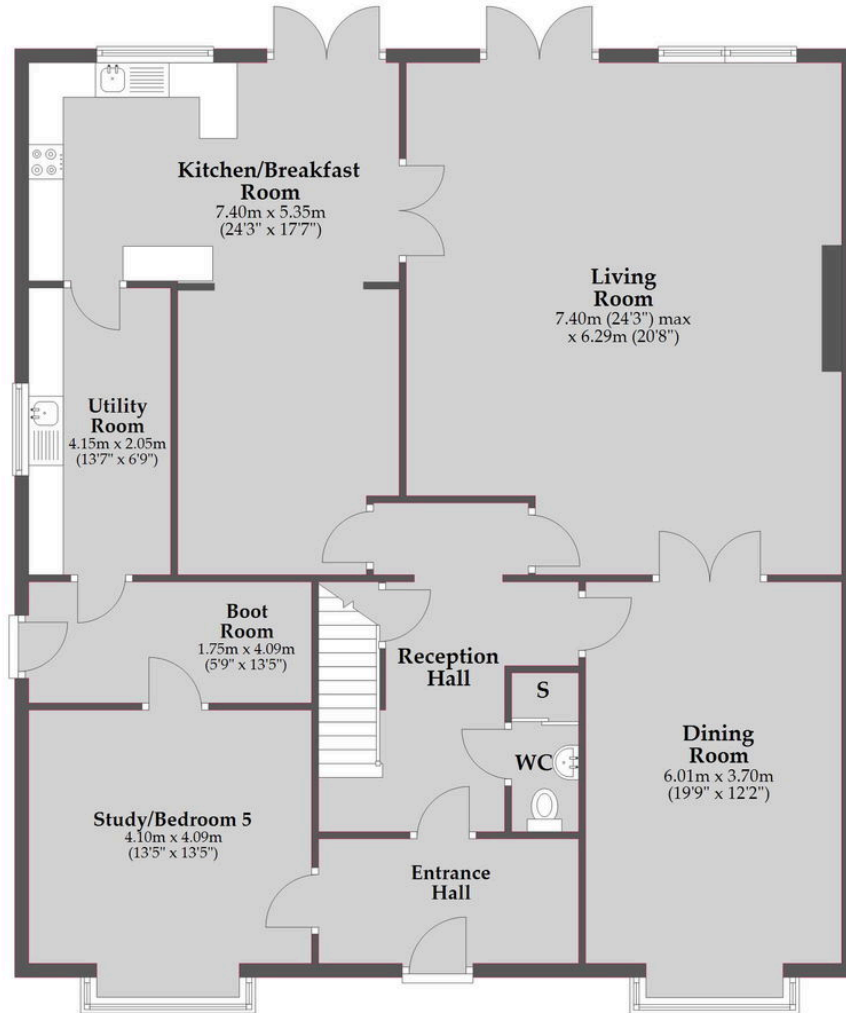
Rear Garden

An exceptional fully-enclosed rear garden with gated access to the adjoining field, where you can then access an abundant range of walk and cycle paths to surrounding villages and towns. There is a very attractive raised flagstone patio, a range of fruit trees, and wide gated access to the side of the property.

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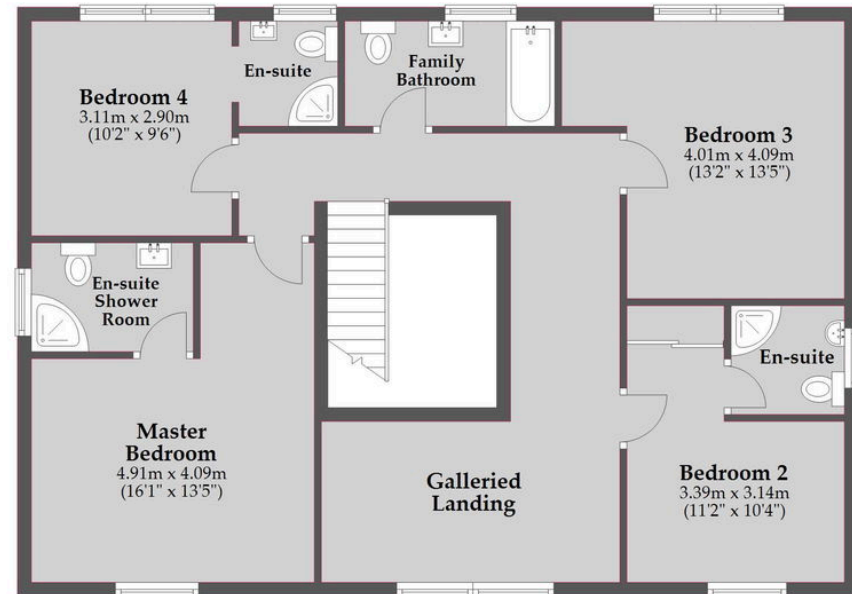
Ground Floor

Approx. 156.4 sq. metres (1683.2 sq. feet)



First Floor

Approx. 86.3 sq. metres (929.3 sq. feet)



Total area: approx. 242.7 sq. metres (2612.5 sq. feet)

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