



### 3 Wheatsheaf Mews

Main Street | Upper Benefield | Northamptonshire | PE8 5AN

FINE & COUNTRY

# 3 WHEATSHEAF MEWS

- An East Northamptonshire New Build Large Mews Style Home
- Charming Village Location, Near to the Market Town of Oundle
- Located in Conservation Area, Dressed in Stone Under a Slate Roof
- Modern, Open Planned Living and High Specification Throughout
- Kitchen - Diner - Living Space, Utility, Reception Room, Study, Play Room
- Master Bedroom with En Suite, Three Further Bedrooms and a Family Bathroom
- Large Flagstone Patio Terrace and Extensive Mainly Laid to Lawn Garden
- Two Parking Spaces to the Front Gravel Carriage Forecourt
- Total Accommodation Extends to 1982 Sq.Ft.





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On the edge of a small and pretty linear village, made up almost entirely of charming stone houses and thatched cottages, a few miles west of Oundle, there stands a high calibre development of adjoining barns, ones that were once the stabling and coach house to the old coaching inn next door. With the pub now converted to a dwelling, number three Wheatsheaf Mews is at the far end perpendicular to its neighbours with wonderful open field views beyond the local cricket club grounds. Although the other two adjoining properties are conversions, this larger dwelling is mostly built from new stone with a Welsh slate roof but retains two original internal walls. The whole building is a Designated Heritage Asset in a conservation area so planning stipulations were naturally strict but have ensured an exemplary build in a very appealing style.



The layout and orientation of the building is superb with extensive open plan living downstairs which, combined with a large, separate reception room, features three pairs of south facing French doors opening onto the expansive terrace and garden. Flooded with natural light, decorated in a pale palette in a contemporary country style, it offers much space for both entertaining and family life. The vast kitchen/diner/family room is particularly spectacular with its herringbone floor enjoying underfloor heating from an exceptionally economical system of air source heat pump. Hard flooring elsewhere downstairs and in all the bathrooms also benefits underfloor heating.







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The kitchen has an abundance of Shaker style units topped with Arabesque Quartz including a substantial island housing an induction hob, whilst behind, there are four eye-level appliances: two ovens, a grill oven and a wine fridge. All the cooking appliances are top brand Neff, so too an integrated fridge freezer and dishwasher. A utility area leads off the corner of the kitchen providing a second sink, and space under counter for a washing machine and tumble dryer. A larder cupboard is another attribute.

Two smaller reception rooms and a downstairs lavatory are further ground floor rooms: a sunny study overlooking the garden, and a snug facing east which could be a television room, or perhaps even a fifth bedroom should it be required.

The first floor occupies much of the roof space giving character with steeply sloping, vaulted ceilings, everywhere illuminated with natural light through dormer or gable end windows, and rooflights, with the wonderful light and airy feel continuing. All four bedrooms are double, with the generous master enjoying an en suite shower as well as a contemporary Juliette balcony for far reaching views and the influx of fresh air and sunshine. The family bathroom is fitted with a bath and a separate shower with traditional hand-held mixer tap, and an old-style heated towel rail which is the case for all the bathrooms. Every radiator in the property is in this traditional style, a successful blend of the old and new.

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Outside, the south facing garden is completely enclosed by timber fencing – lapboard giving way to lower picket fencing not to disrupt the lovely landscape views. Paved terrace stretches the entire width of the property at the back making it perfect for alfresco dining and entertaining. The rest of the garden is laid to lawn – ideal for children - or a blank canvas for someone with creative ideas. Side access takes you to the large gravel drive at the front which is shared with the other two ‘mews’ properties.

Upper Benefield is in a rural spot amongst the undulating landscape around the attractive market town of Oundle, renowned for its public school, which is only four miles away. For walkers, there are public footpaths through fields, and for sports fans – whether to just watch or join in - the Benefield Cricket Club is just behind the property.

A handy bus route (originating in Milton Keynes and culminating in Peterborough) passes through the village and into Oundle (and Corby in the other direction) making it a superb and convenient asset for children getting to school or, indeed, for independent teenagers venturing further afield. Also, with Corby a ten minute drive away with direct trains to London Kings Cross taking an hour, and the A1 only ten minutes away, there is ease for commuting or a London daytrip. Otherwise, stay put and relax in the peaceful garden on a lazy Sunday afternoon and listen to the birds in the trees amidst that quintessential English sound of leather against willow.

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To arrange a viewing of this property please contact

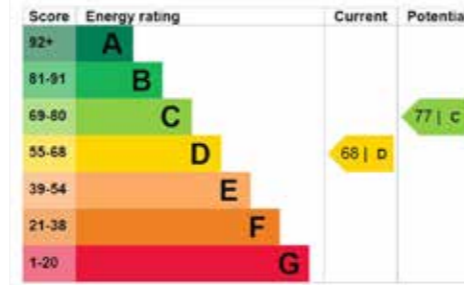
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### Energy Graph



### Additional Information

**LOCAL AUTHORITY:** East Northamptonshire District Council

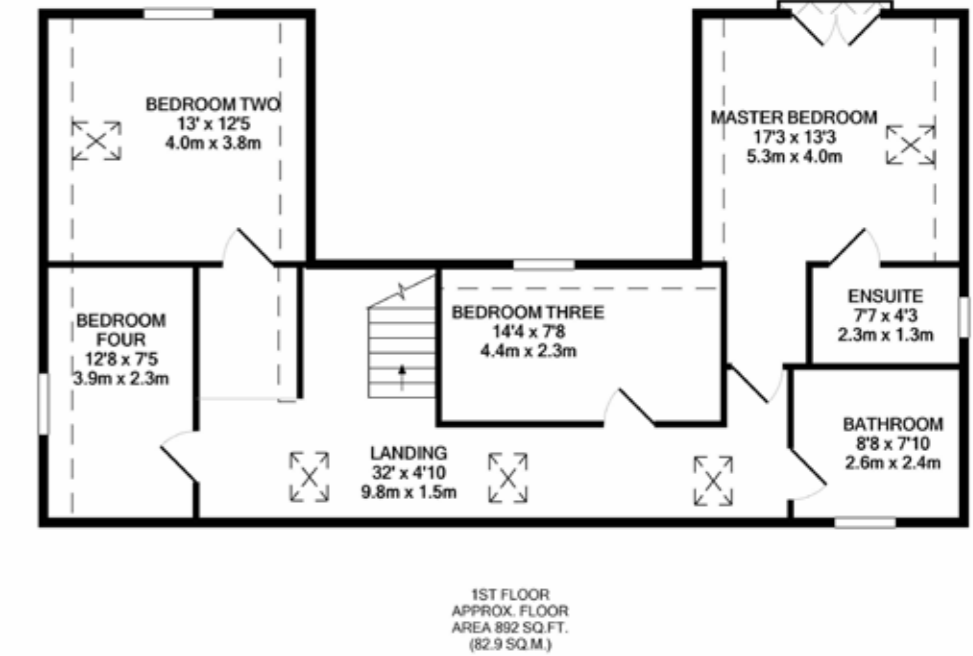
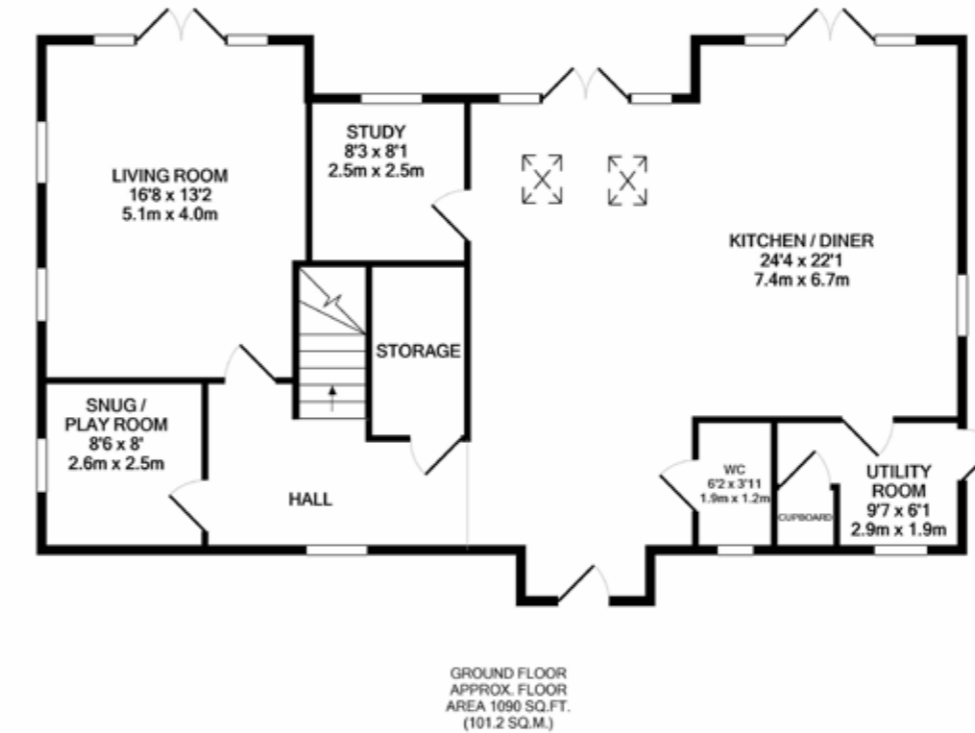
**SERVICES:** Mains Electricity, Water and Drainage, Air Sourced Underfloor Heating

**TENURE:** Freehold

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TOTAL APPROX. FLOOR AREA 1982 SQ.FT. (184.2 SQ.M.)  
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