



LUDDINGTON LODGE

THURNING | NORTHAMPTONSHIRE

Woodford & Co.
PROPERTY CONSULTANTS & AUCTIONEERS



Luddington Lodge | Thurning | PE8 5BF

A beautifully constructed, high-specification family home, with garaging, annex and a gym, set within landscaped grounds of 1.45 acres

Reception Hall | Drawing Room | Dining Room | Family Room | Live-in Kitchen
Utility Room | Cloakroom | Wine Cellar

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Principal Bedroom Suite | Second Bedroom Suite | Three Further Bedrooms
Bathroom

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Guest / Staff Flat | Gym | Garages | Stores | Garden & Paddock

The Property

Luddington Lodge is a fabulous family home that was constructed in 2010. It is one of the three homes, that form the Luddington Estate, which is set down a lengthy private drive and surrounded by lovely countryside.

The house was built in a barn-style and offers high-specification accommodation, with a degree of versatility. The accommodation is set over two floors with each room enjoying good light levels, and lovely views over the gardens or neighbouring countryside.

The wide, oak front door opens to the reception hall which has an in-floor wine cellar. The guest cloakroom is set to one corner. There are doors off to each of the three, sizeable reception rooms, and to the live-in kitchen. The formal dining room can host a serious dinner party. It is part-panelled and has a fireplace

as a focal point. Doors lead out to the gardens on either side. The drawing room is accessed via double doors from the hall. The handsome stone fireplace houses the wood burning stove. Double doors open to the garden.

The family room can be reached from the hall but is also open to the live-in kitchen, creating a vast and inclusive area for the family to reside. The oak floor is a warm and stylish touch and the large windows and French doors bring the garden into the home.

The kitchen is the hub of the house and offers space for family mealtimes or casual suppers, with views across the lawn through the bi-fold doors. The kitchen area is fitted with a range of quality furniture with granite counters and inset Belfast sink. The island houses the induction hob which supplements the electric Aga and Companion. The utility room is adjacent.



The galleried landing serves each of the five double bedrooms. The principal room has fitted furniture, a dressing area and superbly appointed ensuite shower room. The Juliet balconies give views over the garden and paddock.

The guest suite also has fitted furniture and an ensuite shower room / WC. There are three further double bedrooms that have use of the luxurious family bathroom.

Across the circular drive, there is garaging for four cars. A central door opens between them to the hall for the large, one bedroom annex that sits on the first floor. The gym is also accessed from the hall, and offers great work-out space, with bi-fold doors opening to the garden. There is a useful WC adjacent, accessible from the gym or the garden. A log store and machinery store is set at the end of the garage.

Luddington Lodge has beautifully landscaped and planted gardens. Several terraces can be accessed from the reception rooms, allowing one to follow the sun throughout the day. There is a large lawn to the rear with a semi-circular path leading to the Scotts summer house. An oak-framed party barn is set across the west-facing terrace. Behind the gym is a small orchard and the fenced paddock is set beyond.





Location

Luddington Lodge is surrounded by gently rolling countryside to which it has access via bridleways and footpaths.

The historic town of Oundle is about 5 miles away and offers a range of family-run shops, businesses and restaurants set around the Georgian Market Place. There is also a Waitrose supermarket.

There is an excellent choice of schooling in the locality, including the renowned public schools of Oundle and Kimbolton, nearby. The major road network is accessible, with the A14 and the A1M a few minutes' drive away.

Huntingdon, Peterborough and Cambridge are within easy reach and each offers fast rail services to London.

Property Location

Postcode PE8 5BF What3Words ///backdrop.reference.rafters

Services

Mains electricity and water. Shared private drainage. Oil-fired central heating.

The Luddington Estate

This comprises the communal areas such as the drive, the verges and the sewerage treatment plant. The costs of maintenance of these are shared equally between the three properties.

Tenure

Freehold, with vacant possession.

EPC

Band C

Council Tax

Band H

Local Authority

North Northamptonshire Council







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Total Approx Gross Internal Floor Area = 547 Sq/m-5885 Sq/ft

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