



BROOK LODGE

CLOPTON | NORTHAMPTONSHIRE

Woodford & Co.
PROPERTY CONSULTANTS & AUCTIONEERS



Brook Lodge | Clopton | Northamptonshire | NN14 3DZ

Oundle 5 miles Huntingdon 14 miles Peterborough 17 miles Cambridge 28 miles

An attractive, family home, built in the 19th Century style, with guest cottage, oak barn annexe & landscaped grounds of 4.11 acres.

Reception Hall + Drawing Room + Snug + Playroom + Live in Kitchen / Dining Room + Games Room + Boot Room + Cloakroom

Oak Framed Barn – Lobby + Living Room + Kitchen + WC + Car Show Room / Studio + Two Double Bedroom Suites

Detached Cottage with letting potential offering three bedroom accommodation

Outbuildings + Hard Tennis Court + Landscaped Gardens + Paddock

The Property

Brook Lodge is a handsome house built in 2002 in the style of a 19th Century farmhouse, to a design by renowned local architect John Wythe. Built of brick with a traditional slate and pantile roof, this attractive family home is designed to maximise enjoyment of its rural position, with the principal rooms enjoying views over the South-facing gardens and the Nene Valley. High specification contemporary fixtures and fittings have been used throughout, as well as quality finishes, such as limestone and oak flooring with heating beneath, a centralised vacuum cleaning system and bespoke joinery to many rooms.

Across the courtyard is an oak framed barn providing excellent annexe accommodation ideal for guests or a dependent relative, or for those needing

a studio or home office. Adjacent is a detached cottage dating from the late 19th Century. This has been refurbished and offers excellent letting potential.

The House

From the porch, a part glazed door leads to the reception hall which has a stone flagged floor and a cantilevered staircase to the first floor. There is access to the snug, games room and live-in kitchen.

The snug is a generous size and has a stone fireplace beside which is a bespoke bookcase.

The kitchen / family room is very much the hub of the house with plenty of space for daily life including cooking, dining and relaxation. The kitchen area has bespoke units in oak with marble and hardwood work surfaces. There are integrated appliances.



The walk-in pantry has stone shelving. The dining and seating area are beneath a lanterned ceiling and has plenty of windows facing South over-looking the garden. There is a stove set to one side.

The drawing room has an attractive fireplace and French windows opening to the terrace. The children have a playroom / snug adjacent to the kitchen and this also has access to the terrace.

The games room includes utility space and has access to the cloakroom and a fitted boot room.

The first floor landing has a polished limestone floor and provides access to the four double bedrooms and family bathroom. The master bedroom has a dressing room and a beautifully appointed shower room, adjacent.

A Jack and Jill bathroom serves two further bedrooms and the fourth bedroom has use of the main bathroom.

There is a huge amount of roof space with scope for conversion to further accommodation if required, subject to Local Authority consent.

The Barn

A superb oak framed building offering great annexe accommodation or business use space, subject to any necessary Local Authority consent. The accommodation is set over two floors and comprises a lobby area with stairs to the first floor and with a kitchen area to one side with fitted units and appliances. Beyond is a cloakroom / WC.

To one side of the hall is a large living room with French doors to the courtyard. The hall also gives access to the car

showroom / studio, with two pairs of double doors opening to the courtyard. This room is fitted with cupboards and a sink and has a ceramic tiled floor.

On the first floor there are two double bedrooms, each with en suite facilities.

The Cottage

A detached, late Victorian cottage that was refurbished in 2008 to create a comfortable home that has superb letting potential or for use by a housekeeper. The accommodation is set over two floors and comprises an entrance hall, cloakroom, living room and dining kitchen. On the first floor there are three bedrooms, an en suite shower room and a bathroom.

The Grounds

This handsome house sits within 4.10 acres. There is a gravelled courtyard providing ample parking to the front. The landscaped gardens sits mainly to the South of the house and enjoy far reaching views over open countryside. Spanning the back of the house is a stone terrace with inset pond, flowerbeds and a pergola. To one side is a kitchen garden with a greenhouse. Steps lead down to the main lawn which has hedging to the borders. Beyond the lawn is an area set aside for an orchard and to the West of that is a hard tennis court with timber changing room adjacent. The paddock runs along the Eastern side of the property and can be accessed at two points from the garden or directly from the roadside.

Within the courtyard there is a range of brick outbuildings including a fuel store, machinery workshop and tool shed.





Services: Mains electricity and water. Private drainage. Oil-fired central heating. LPG to gas hob in the kitchen.

Tenure: Freehold, with vacant possession upon completion.

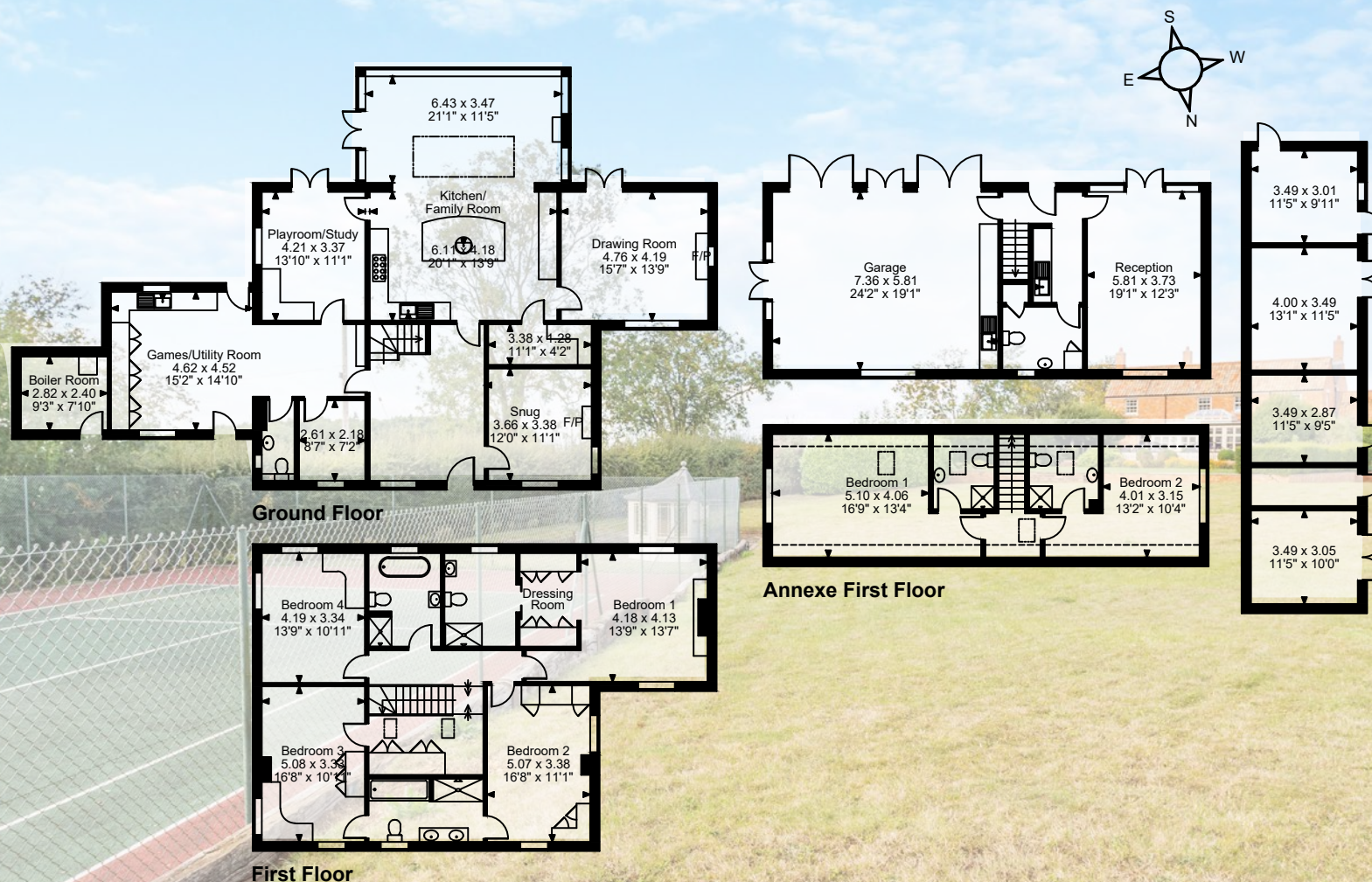
Local Authority: East Northants Council. Tel: 01832 742000

Council Tax: Band G

EPC: Ask agent

Viewing: Strictly by appointment with the agent Woodford & Co 01832 274732.





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Total Approx Gross Internal Floor Area = 462 Sq/m- 4971 Sq/ft

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