



30 HEMINGTON ROAD
POLEBROOK | NORTHAMPTONSHIRE

Woodford & Co.
PROPERTY CONSULTANTS & AUCTIONEERS

30 HEMINGTON ROAD | POLEBROOK | PE8 5LS

A beautifully proportioned, modern, family home with detached, two bedroomed annex, garaging and large gardens, in all about 0.30 acre, in the heart of a desirable village.

Reception Hall | Living Room | Family/Dining Room | Kitchen /Breakfast Room
Cloakroom WC | Utility Room

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Landing | Principal Bedroom Suite | Three Further Bedrooms | Bathroom

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Annex with Large Kitchen / Living Room | Two Double Bedrooms | Bathroom

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Over-sized Double Garage | Parking | Garden

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Planning Applied for Two Storey Rear Extension (Additional 820 sq ft approx.)



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12 Market Place, Oundle, PE8 4BQ

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The House

30 Hemington Road, was built by a local, respected firm, around 2003. The house is built of local stone to mirror many of the traditional buildings within the village. The current owners have refurbished the house to a stylish and high standard throughout. The sizeable accommodation feels light and airy, with plenty of windows and good ceiling heights. The layout is designed to appreciate the garden and the surroundings, with most of the rooms having a lovely outlook. The owners have recently applied for a two-storey extension to the rear elevation, which will add, on the ground floor, a new dining room beside the kitchen, and a study. On the first floor, there is proposed a fantastic dressing room and ensuite bathroom to one of the bedrooms. The property will be sold with the benefit of the architect's drawings. Copies of the drawings and the application are available from Woodford & Co.

The heavy front door is set beneath a storm porch. This opens to the reception hall, which provides access to the guest cloakroom and each of the reception rooms and the family kitchen. The sitting room is at the end of the house and enjoys a triple aspect. Doors open to the garden. The fireplace with wood burner makes a cosy focal point. The family room adjacent to the kitchen could also be used as a formal dining room. Family life can take place in the newly fitted kitchen, as it offers superb space for cooking, dining and relaxing. It is fitted with a range of wall and base units with worksurfaces and inset sink, integrated eye level double oven and attractive island which houses the induction hob. French Windows lead out to the garden and flood the room with light. A further door leads into the utility room, which is equipped with wall and base units and a sink. It offers space for the usual appliances and also houses the oil-fired central heating boiler.

Stairs from the hall lead to the first-floor landing. The principal bedroom is at one end, and enjoys a dual aspect, with views over the garden. The en suite shower room is adjacent. The three remaining bedrooms are all large, double rooms. They have use of the well-appointed family bathroom. There is scope to install a second en suite bathroom in the second bedroom.

The Annex

The annex offers sizeable accommodation suitable for guests, as a long-term dwelling for a dependent relative or rental, Air B&B opportunity. Alternatively, it would make a great suite of offices. It has independent services and its own central heating system. The ground floor offers a large living / dining room with fitted kitchen area, which includes some appliances. Stairs rise to the first-floor landing which provides access to the two huge bedrooms and the shared bathroom.

The Garages

A pair of electric up and over doors open to the over-sized double garage, which will swallow probably the largest of cars. The left-hand end has a workshop area. A covered porch connects to the annex living room door.

Outside

A large, gravelled courtyard provides ample parking in front of the house and the garages. An opening in the stone wall, leads through to the newly laid main lawn. This wraps around the rear of the house and runs up to the kitchen garden area. A pair of vehicle gates provide a second access from the highway, and lead into a small yard area, where the oil tank is located. This area could serve the annex, if separation from the main house was required.

Location

Polebrook is an attractive and traditional village with a handsome church, a popular pub, The King's Arms, and a well-respected primary school. There are footpaths and bridleways leading to the gently rolling countryside that surrounds it. Nearby Oundle offers a range of family run shops businesses and restaurants, as well as a Co-op and a Waitrose supermarket. Within the town there are many sports clubs, societies, and galleries. Peterborough is about 12 miles away and offers extensive facilities, as well as main line train travel to London, with journey times from 48 minutes.







Services – Mains electricity, water & drainage.

Oil-fired central heating.

Tenure - Freehold, with vacant possession.

Local Authority - North Northamptonshire Council

Council Tax - Band G

EPC – D

Viewings - A pleasure, but strictly by appointment with Woodford & Co.

Telephone 01832 274732. info@woodfordandco.com



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Total Approx Gross Internal Floor Area = 386 sq/m (4153 sq/ft)

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