



MIDDLE HOUSE
TANSOR | NORTHAMPTONSHIRE

Woodford & Co.
PROPERTY CONSULTANTS & AUCTIONEERS

MIDDLE HOUSE | 9 FOTHERINGHAY ROAD | TANSOR | PE8 5HP

A beautifully constructed and presented family home, with elegant reception rooms, delightful garden and a double garage, set within a popular village, close to Oundle.

Hall | Living Room | Dining Room | Garden Room | Kitchen/ Breakfast Room | Utility | Cloakroom

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Landing | Principal Bedroom Suite | Three Further Bedrooms | Bathroom

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Double Garage with Office | Parking | Beautifully Designed Garden



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12 Market Place, Oundle, PE8 4BQ

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The Property

Middle House is a beautifully constructed stone house dating from around 1999. It is one of three, individual properties set down a private drive, behind a high stone wall, affording great privacy from Fotheringhay Road. This house has handsome elevations built of local limestone. Within, there are classically styled, spacious and light rooms with high ceilings, reminiscent of a Georgian residence. The principal rooms have views over the beautifully designed gardens.

The front door opens to the large reception hall with the guest cloakroom set to one end. The living room has wonderful proportions, with a high ceiling with ornate cornicing. The elegant, marble fireplace, makes an attractive focal point. Double doors open to the garden room, which makes a cosy snug in winter, with its wood burning stove. For the summer, double doors open to the garden. Further double doors open to the kitchen, creating a sociable hub to the home. It is fitted with a range of wall and base units with granite worksurfaces and Belfast sink. The Aga provides a warm heart to the home. The walk-in pantry is a superb feature, providing copious amounts of storage. The utility room is adjacent and offers space for the usual appliances. A door opens to the garden path. The dining room is a wonderful size for family and formal occasions, with ample space for up to 16 to be seated for dinner. There are bookshelves fitted to one end.

The graceful staircase leads to the beautiful landing, which has an arched window to one end. There are doors off to each of the bedrooms. The principal bedroom has superb proportions with a large window capturing the morning sunlight. There are fitted wardrobes. The ensuite bathroom is beautifully appointed. The second bedroom enjoys a dual aspect, and has a Jack & Jill arrangement with the neighbouring bathroom, which is luxuriously fitted with a double ended bath, separate shower, WC and wash basin. The third and fourth bedrooms have a lovely view over the rear garden.

Middle House sits on a shingle drive, and offers plenty of parking in front of its double garage. Adjacent to the garage is a home office, with a door and window to the garden. The gardens to the house have been beautifully designed and landscaped, with an almost Italianate theme around the terrace and parterre, that spans the back of the house. A path leads down to the summer house. Wrought iron gates open to the west-facing, formal lawn which has deep shrub border to one corner. The lawn is enclosed by well-tended hedging, creating a beautifully sheltered and private garden.

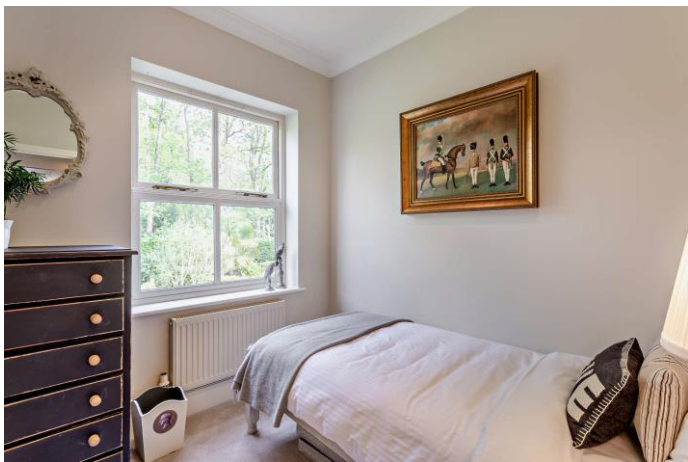
Location

Tansor is a charming Nene Valley village set high above the river. The ancient church is set in the centre. There are footpaths and bridleways leading from the village, to the gently rolling countryside that surrounds it. The delightful town of Oundle, a 3 mile drive or a 2 mile riverside walk, is famous for its Public School and its historic Market Place, which is surrounded by a range of family run shops, businesses and restaurants. Stamford is a larger market town and is about 12 miles away. Peterborough lies about 10 miles, and offers extensive facilities as well as main line rail services, with journey times to London King’s Cross from 48 minutes.

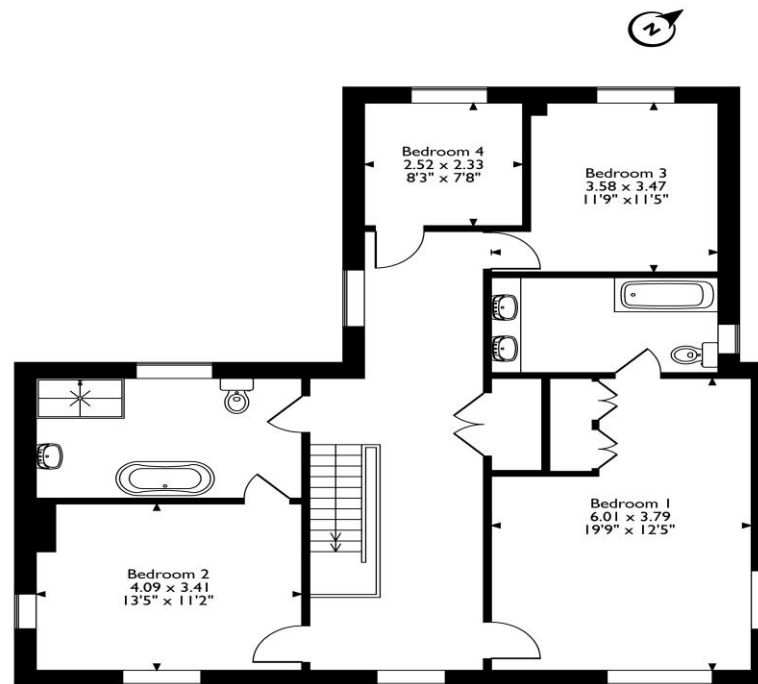
| Services | Council Tax | EPC | Tenure |
|--|-------------|--------|----------------------------------|
| Mains water & electricity. Private drainage. Oil-fired central heating. | Band G | Band D | Freehold, with vacant possession |



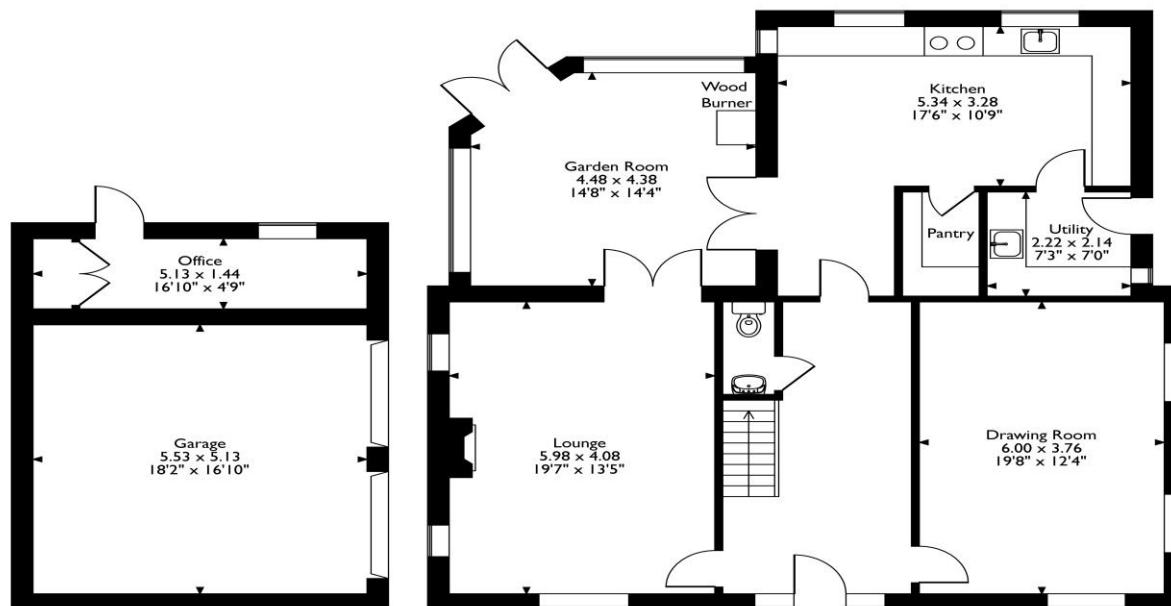








First Floor



Ground Floor



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