



LODGE LAWN
FOTHERINGHAY | NORTHAMPTONSHIRE

Woodford & Co.
PROPERTY CONSULTANTS & AUCTIONEERS

LODGE LAWN | FOTHERINGHAY | PE8 5HZ

A fabulous family house with versatile accommodation, set within beautiful gardens in the heart of this highly favoured conservation village.

Hall | Drawing Room | Snug | Study | Live-in Dining Kitchen | Utility | Cloakroom | Annex Bedroom Suite

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Landing | Principal Bedroom Suite | Guest Bedroom Suite | Two Further Bedrooms | Bathroom

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Garage | Parking | Beautiful, Wrap-around Garden



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12 Market Place, Oundle, PE8 4BQ

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The Property

Dating from the mid-1800s, and then extended and altered in the 20th Century, Lodge Lawn has evolved into a superb family home offering wonderful rooms with plenty of character. Set over two floors, the accommodation has a good degree of versatility, with the stone flagged hall serving as a hub and providing access to each of the ground floor rooms and to the guest annex. The study is to the front with a view over the drive. It is adjacent to the kitchen and could well serve as a playroom. Across the hall is the cosy snug, with wood burner, which enjoys a westerly view over the garden from the seat beneath the window. The drawing room is a large but elegant reception room with shuttered windows with seats beneath, enjoying views over the gardens. The wood burner stands within a handsome carved stone fireplace. The kitchen is what most people desire today, having ample cooking and food preparation space as well room for family or formal dining. There is also space for a sofa or two. The kitchen area has ample storage with granite work surfaces. The Aga, with additional companion, makes a cosy focal point to this end of the room. The dining area has a fireplace. Doors open to the south-facing courtyard, almost extending the accommodation on a fine day. The conservatory is set off the side hall, and projects into the west-facing garden. The annex, which offers its own lobby, bed / sitting room and shower room, can be entered from the main hall or directly from the garden, giving a degree of independence if required. This is ideal space for guest accommodation, a dependent relative, or perhaps as an independent work studio / practice.

On the first floor there are four superb bedrooms, each enjoying a wonderful view over the gardens or the fields of the Nene Valley. The principal bedroom has fitted wardrobes, and a superbly appointed ensuite bathroom. The guest bedroom suite has a similar arrangement. There are two further double bedrooms, and they have use of the family bathroom.

Lodge Lawn is approached via a gated drive, which opens to a gravelled yard, offering plenty of parking. A stone garage is set to one side. The gardens are magnificent and wrap-around the house. The principal lawn is to the west and is surrounded by beautifully stocked herbaceous borders and mature trees, all of which can be enjoyed from the terrace or conservatory. To the south, accessible from the dining area, is a beautifully sheltered courtyard garden.

Location

Fotheringhay is a beautiful conservation village, retaining much of its historical character and beauty, set between the River Nene and Willow Brook as they meander their way through the neighbouring countryside. As you approach the village, ones eye is drawn to the magnificent church of St Mary, formerly an ecclesiastical college in the XIV Century. Mary Queen of Scots was imprisoned and beheaded at the castle, the mound of which can still be seen adjacent to the river and the ancient arch bridge as one enters the village. The Falcon is a public house and restaurant of some note and for those seeking a more energetic life, there are a number of footpaths and bridleways in the locality, leading from the village across the superb countryside around. The historic market town of Oundle lies about three miles to the South and offers a good range of family run shops, businesses and restaurants, set around the traditional Market Place. Stamford is a similar, but larger town. Peterborough offers extensive facilities, as well as main line rail travel, with journey times from 48 minutes, to London King’s Cross.

Services	Council Tax	EPC	Tenure	Heritage & Conservation
Mains water & electricity. Private drainage. LPG-fired central heating.	Band G	Band TBA	Freehold, with vacant possession	The property sits within the Conservation Area

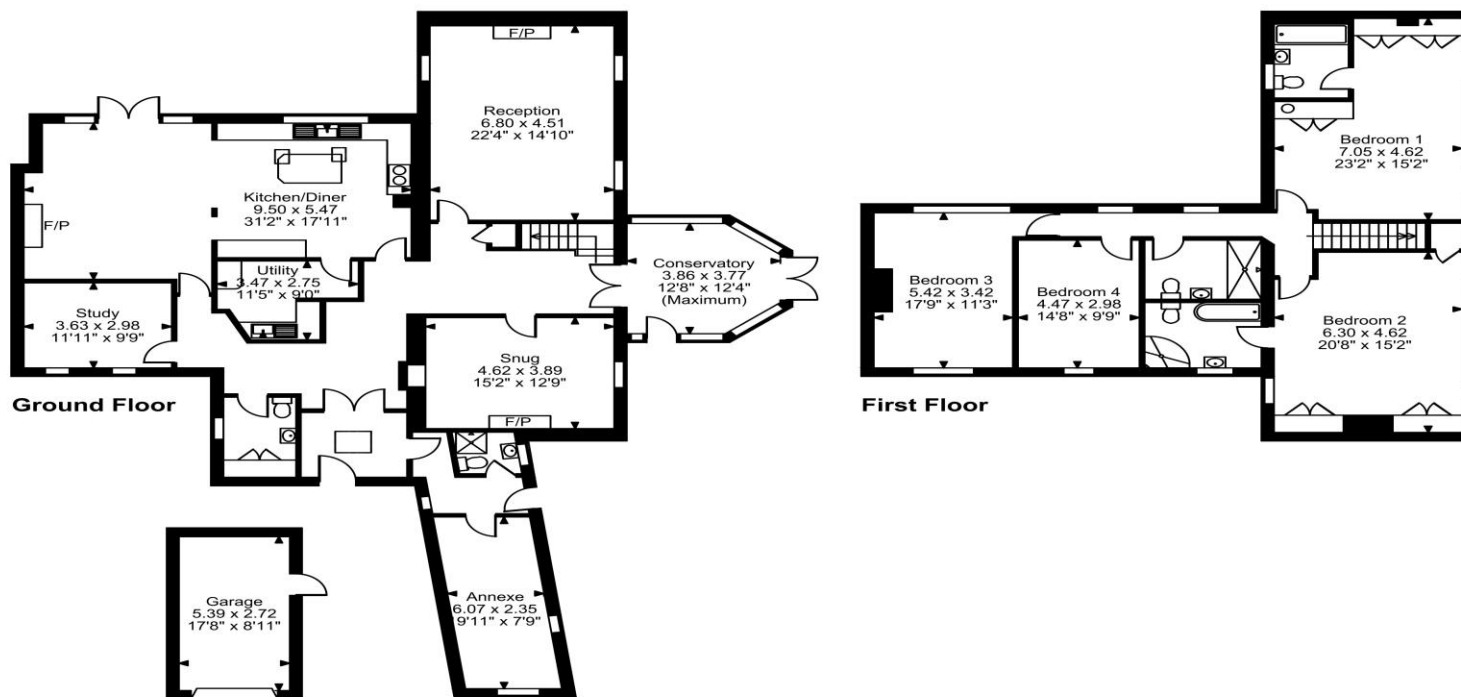












Total Approx Gross Internal Floor Area = 336 Sq/m-3614 Sq/ft

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