



25 Hardwater Road
Great Doddington | Wellingborough | Northamptonshire | NN29 7TB

FINE & COUNTRY

SELLER INSIGHT

“ Deep Thatch has been our family home since 1980. Created in 1967 by a retired local farmer and his wife who sought the perfect cottage but found none to their liking, they took matters into their own hands, crafting this quaint abode to exacting specifications. Emulating the rustic charm of a farmhouse, it stands as a testament to their vision and craftsmanship.

In 1999 we expanded our haven with the addition of 'Baby Thatch', a detached bungalow, providing ample space for guests while ensuring privacy for all. Self-contained with its own entrance, it remains a cherished asset, tucked away from the main house.

The main dwelling boasts three bedrooms upstairs, including a spacious en-suite in the second bedroom, with the principal bedroom adjacent to the family bathroom. In 1984, a detached double garage was built to the rear of the house providing ample storage, and we transformed our existing double garage into a versatile guest area, currently serving as a cosy TV room. To complement our living space, an extension was later added, housing a sunroom and office.

Our love for the outdoors is reflected in the free-standing conservatory, offering panoramic views of the orchard, valley, and villages beyond. Adorned with summer houses, one of which is thatched, and multiple patio areas providing year-round colour, the garden is a verdant oasis.

Surrounded by natural splendour, our home offers easy access to scenic walks including Summer Leys Nature Reserve, while amenities such as the village shop, church, hairdresser, pub and social club(with spectacular views) are all within walking distance. A riverside walk takes you to the neighbouring White Mills Marina which beckons with its popular Boathouse Café, while a well-connected bus service opens avenues to Northampton and Rushden Lakes.

We are privileged to have been custodians of our beautiful home where we have seen our family grow, whilst celebrating joyful gatherings over the years, creating so many cherished memories. The ever-changing hues of sunrise and sunset, uninterrupted views, the tranquillity of the garden and the spirit of Deep Thatch will forever linger in our hearts, as we move on, for it truly is a stunning home. *

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





STEP INSIDE

25 Hardwater Road

A beautiful 4 bedroom detached, thatched house with a separate detached one bedroom annex set in just over an acre and with stunning views over the Nene Valley.

Deep Thatch is a standout property located on highly sought after Hardwater Road and was designed to take full advantage of the spectacular views over the Nene Valley and Summer Leys nature reserve down to Hardwater Mill. This superb home is set in an elevated position and well back from the village road. The property was built in the late 1960's to copy a traditional thatched country cottage and features superb family living accommodation with a period feel but also has the benefit of a completely separate, detached one bedroom thatched cottage ideal for guests or extended family.

On entering you are greeted by a wide central reception hallway with oak panelling, oak staircase and panelled doors, there is a study to the front with views over the garden. On the right is the main reception room with a feature stone Inglenook fireplace and a deep bay window to the front affording stunning views over the gardens and Nene Valley beyond. On the left of the hallway is a large dining/sitting room with a polished wood floor and another deep bay to the front with doors opening to the garden. To the rear is country style kitchen and breakfast room, there is an extensive range of traditional fitted units with integrated appliances and the breakfast room is large enough for family dining. There is also a boot room and cloakroom with access to the rear courtyard. Also on the ground floor is a further family room or it can be used as fourth double bedroom as it has a modern en-suite shower room. A rear hallway leads to a utility room and a lovely bright study/home office again with superb views.

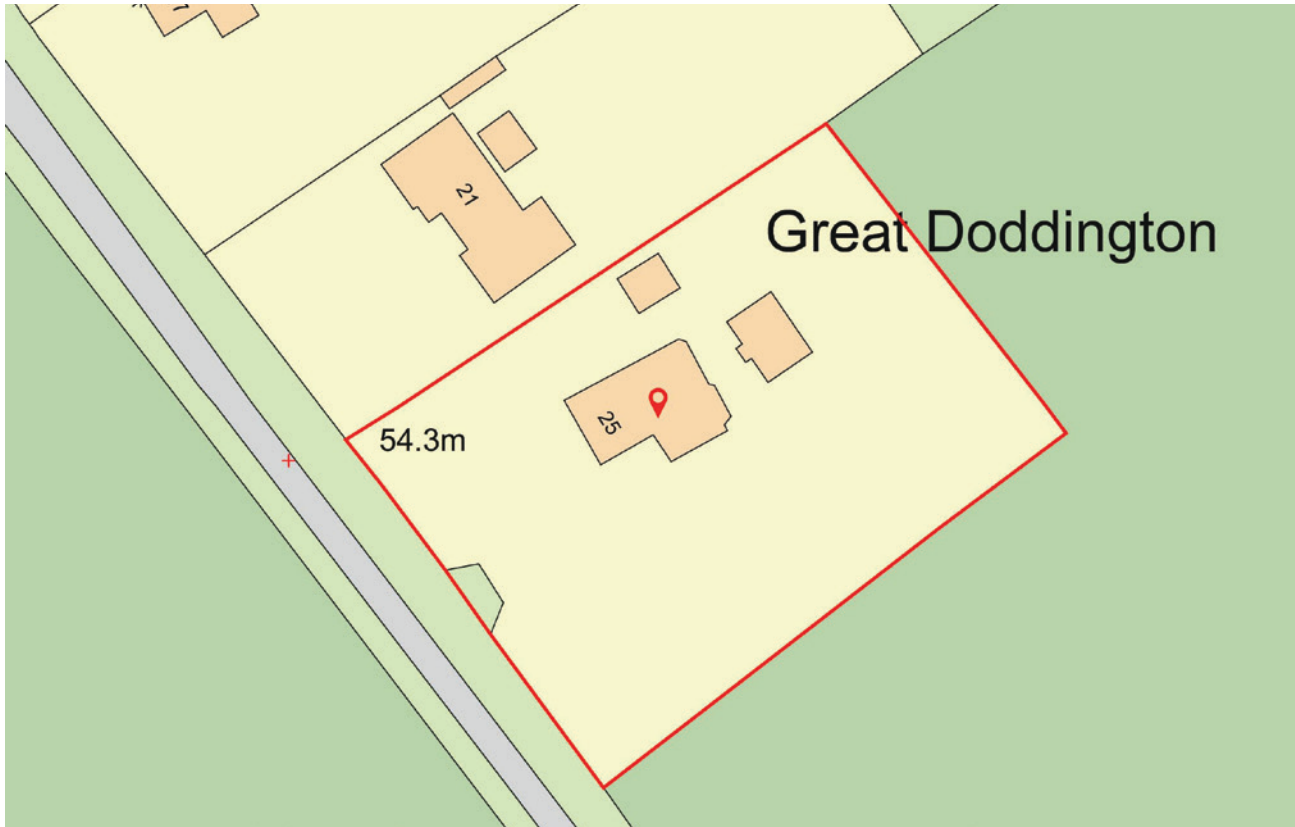
On the first floor is large central landing with a sitting/music area. There are three double bedrooms, the main bedroom has amazing views and is an exceptional size with a dressing area, there are a further two double bedrooms, en suite shower room and a large family bathroom.

To the side of the house is the detached cottage annex, again thatched and with a good size sitting room, double bedroom, fitted kitchen and a shower room.

The house is approached via electric gates to a sweeping gravelled driveway with ample parking for numerous cars, there is a detached garage at the rear of the house and a standalone conservatory/sunroom with patio. The gardens extend to just over an acre with flower beds, fruit trees, lawn with summer house and sun terrace, the gardens have stunning open views over the Nene Valley towards Summerleys Nature Reserve.







Property Information

Property construction: standard construction with thatched roof
Electricity, gas, water + sewerage: mains services

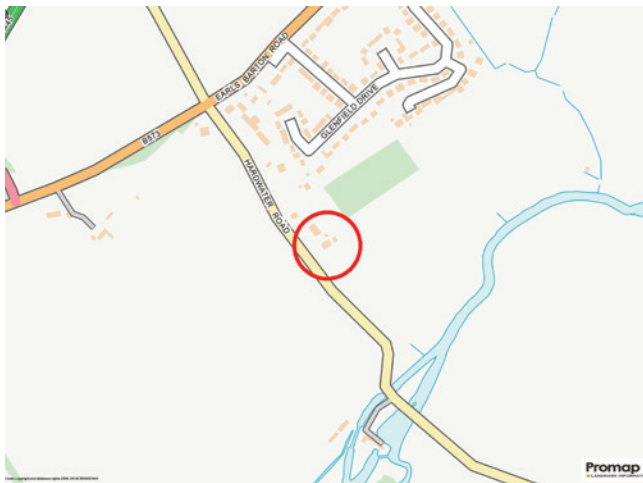
Heating: central heating

Broadband: standard, superfast broadband available, we advise you speak with your provider.

Mobile signal: 4G & 5G available, we advise you to speak with your provider.

Parking: Double garage + driveway parking for multiple vehicles

Council Tax: band G (Wellingborough)



Hardwater Road, Great Doddington, Wellingborough

Approximate Gross Internal Area

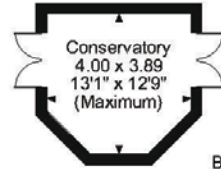
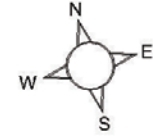
Main House = 3222 Sq Ft/299 Sq M

Garage = 348 Sq Ft/32 Sq M

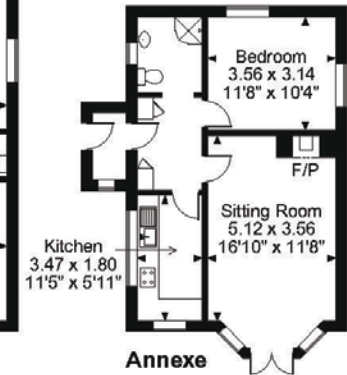
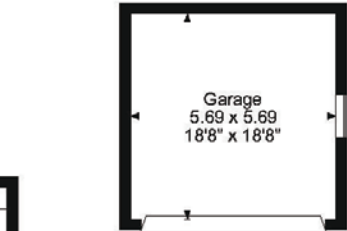
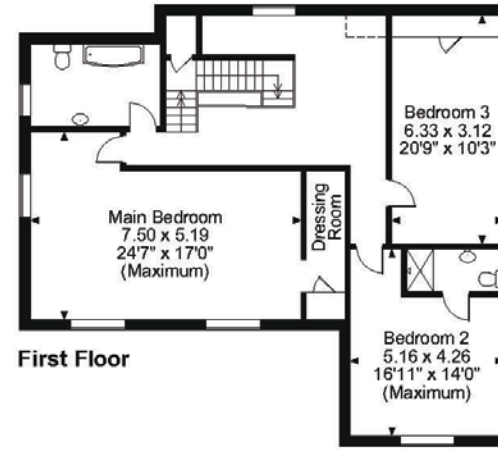
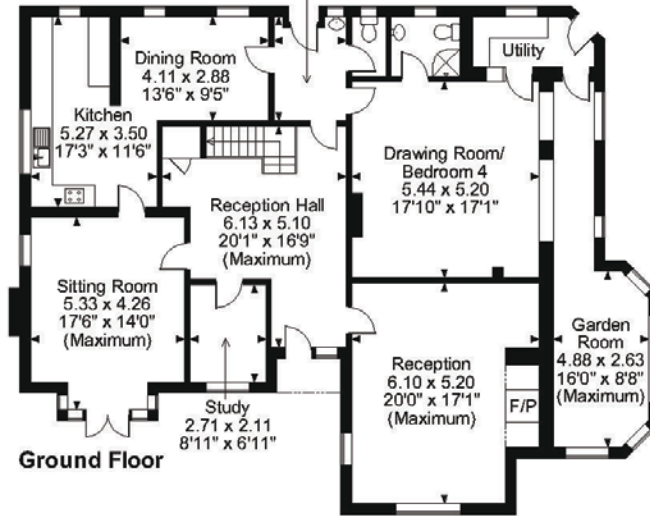
Annexe = 541 Sq Ft/50 Sq M

Conservatory = 152 Sq Ft/14 Sq M

Total = 4263 Sq Ft/396 Sq M



Boot Room
2.88 x 2.00
9'5" x 6'7"



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Cottage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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FINE & COUNTRY

Tenure: Freehold
Council Tax Band: G

£ 1,350,000



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 754062833 Registered Office: 5 Regent Street, Rugby, Warwickshire, CV21 2PE. Printed 22.04.2024





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