



Luddington Lodge
Winwick Road | Thurning | Peterborough | Cambridgeshire | PE8 5BF

STEP INSIDE

Luddington Lodge

Luddington Lodge is a beautifully presented, modern style, detached country home that was constructed in a barn style in 2010 with garaging, annex, gym and landscaped grounds of 1.45 acres including a paddock. This luxurious family home is located on the Northamptonshire/Cambridgeshire border and surrounded by glorious open countryside with easy access to Oundle. It is one of the just three beautiful homes, that form the Luddington Estate, which is set down a long tree lined private driveway.

Electric gates open onto a sweeping circular driveway, and the tone is set for a truly luxurious home. An impressive barn style oak and glazed front door opens into a central stone flagged reception hall which is literally flooded with natural light, there is also a bespoke in-floor wine cellar and a guest cloakroom. All three reception rooms lead off the hallway. The main reception is a large and beautifully bright room with a window to the front overlooking the driveway and French doors to the rear opening to a sun terrace, there is a stone fireplace with wood burner. To the rear of the hall is another large reception room currently used as a formal dining room, it has French doors at either end opening to sun terraces; it is part-panelled and has another stone fireplace with a living flame gas fire. The last of the reception rooms is a superb family room which opens into the stunning kitchen. This room has a solid oak floor and is a lovely bright room with a large window overlooking the garden and French doors opening to a sun terrace.

The superb kitchen/breakfast room is definitely the heart of the house and offers a bright and airy space with views across the garden through the bi-fold doors. The kitchen area is fitted with a range of bespoke, high quality oak furniture with granite work surfaces. There is a large central island with an induction hob, Belfast sink, two integrated dishwashers and a four oven electric Aga with hotplate. The utility/boot room is adjacent and has plenty of space for coats, boots and dog beds. There is plumbing for a washing machine, space for a dryer and access to the garden.

On the first floor there is a wide and spacious central galleried landing with access to the five double bedrooms. The main bedroom is a lovely dual aspect room with two Juliet balconies to the side allowing views over the garden and paddock plus a window to the front overlooking the driveway, there is dressing area with fitted wardrobes and superbly appointed en-suite shower room. To the front of the house is a guest double bedroom also with fitted wardrobes and an en-suite shower room. There are a further three double bedrooms at the rear of the house with views over the gardens and a luxurious family bathroom.

Across the circular drive, there is a detached barn style garage block with a double garage with electric doors plus a separate open fronted two car garage. Above the garage block and accessed from a central hallway is a large self-contained annex ideal for a dependent relative, teenager or luxurious guest suite. It has a superb open plan reception room and well fitted modern kitchen with integrated appliances, a bright double bedroom with en suite shower room and a large storage room.

For another level of luxury there is a superb gym or amazing home office suite. The gym is also accessed from the hall, and offers great work-out space, with bi-fold doors opening to the garden. There is a useful WC adjacent, accessible from the gym or the garden.





SELLER INSIGHT

“We had always wanted to either convert a barn ourselves or live in a barn conversion, so when we saw this house, it immediately ticked every box,” say the owners of Luddington Lodge, built in 2010 by respected local builder Campbell Buchanan. “It has the character and feel of a traditional stone barn, but with all the benefits of a modern, well-insulated home. Its position in the countryside, with no light pollution and complete peace, was what really made us fall in love with it.”

Set at the end of a quarter-mile driveway, the property sits in 1.3 acres and is styled as a barn conversion with handmade brick wings and a mix of pantile and plain tile roofs. “The large circular driveway, double garage with electric doors, and carport for two more vehicles give great space for us and visitors,” the owners explain. “From the house and gardens, you have virtually 360-degree views of the Northamptonshire and Cambridgeshire countryside – the wildlife we see daily never ceases to amaze us.”

Inside, the house is arranged over two floors. “We have recently updated the principal bedroom ensuite and the family bathroom – the principal suite features a handy dressing area too. The second bedroom also benefits from en suite facilities.’ Three further doubles complete the accommodation upstairs. Downstairs offers an excellent configuration of rooms. “Our favourite space is the kitchen, dining and family room,” the owners say. “It’s the heart of the house – bright, spacious and perfect for entertaining, with access to several outdoor entertaining areas.”

The house has been enhanced with thoughtful additions, including a multi-use gym space to the rear of the garage, a Scotts of Thrapston summerhouse, and a covered entertaining barn. “We love that the gardens offer so many different aspects – from formal lawns and fruit trees to woodland walks and a paddock,” the owners add. “One of our most special memories here was hosting our daughter’s wedding weekend with a marquee in the grounds.”

Despite its rural setting, the location is highly convenient. “Oundle is just a short drive away with its shops and schools, and the local pub in Barnwell is a real gem,” the owners say. “There are countless footpaths, bridleways and byways straight from our gates – perfect for walking the dogs. What we’ll miss most is the peace and quiet. It’s been a wonderful place to call 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.





The gardens of Luddington Lodge have been beautifully landscaped and planted and designed. The whole garden is bordered with mature trees and beech hedges affording privacy. There are several large paved terraces that catch the sun all through the day and can be accessed from all the main rooms of the house, great for entertaining. The majority of the garden is lawn with shrubberies and flower beds, a Scotts summer house and an oak-framed party barn with terrace. Behind the garage/annex block is a small orchard, vegetable garden, wood store and shed and access to the fenced paddock. All in all the grounds extend to approximately 1.45 acres.

Luddington Lodge sits on the outskirts of Thurning an attractive and tranquil rural village surrounded by beautiful countryside. The market town of Oundle offers family run businesses, shops and restaurants, as well as supermarkets and good schooling. Peterborough is about 12 miles away and offers extensive facilities, as well as main line rail travel, with journey times to London King's Cross, from about 48 minutes.

Property Information, Services & Utilities

Tenure: Freehold.

Council Tax: Band H.

Local Authority: East Northamptonshire.

EPC Rating: C.

Services: Mains connected electric, gas & water. Sewage treatment plant shared with 2 other properties.

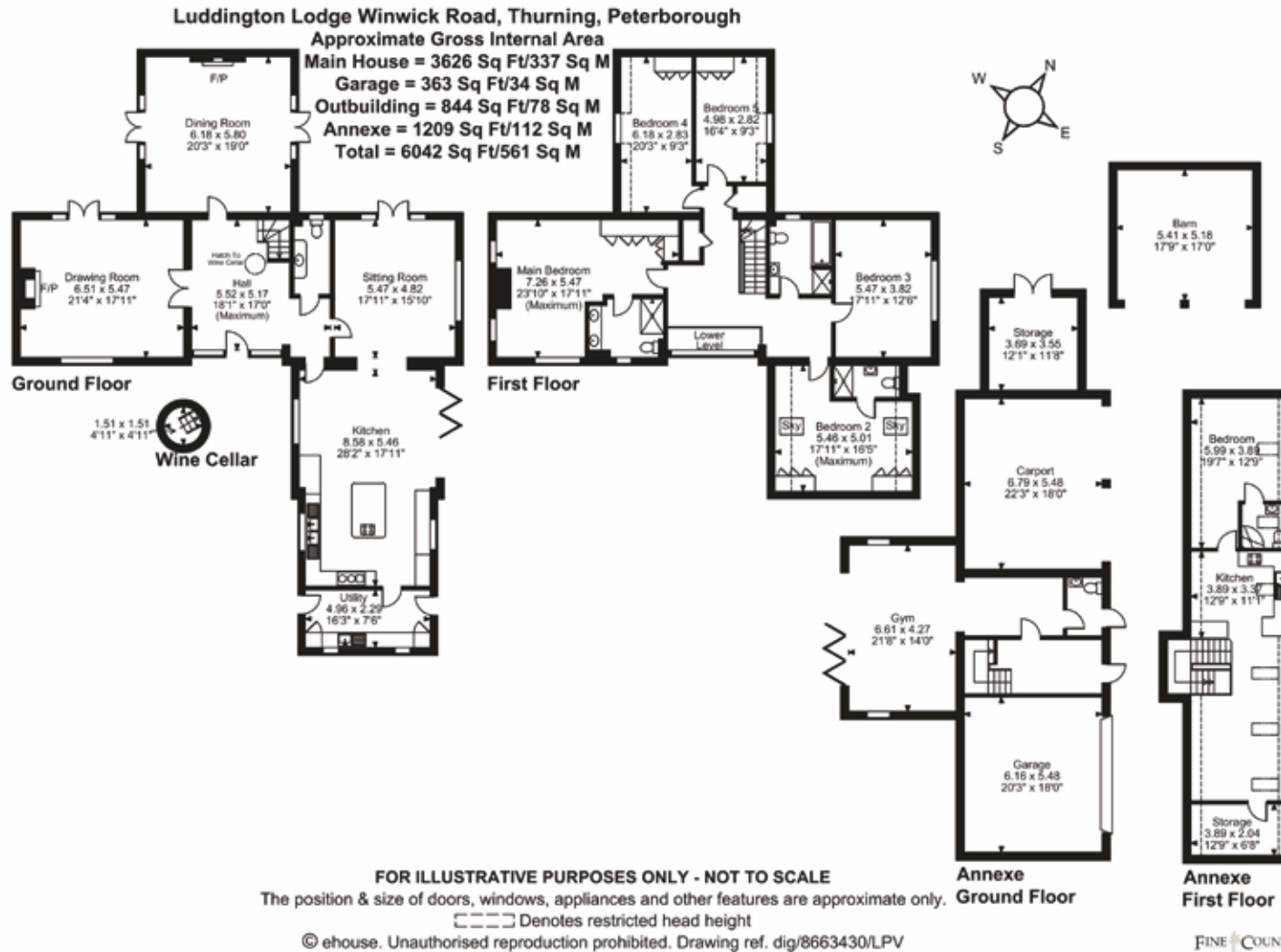
Heating: Gas fired radiators & underfloor heating.

Broadband: Ultrafast broadband available, we advise you to check with your provider.

Mobile signal: 5G available in this postcode, we advise you check with your provider.

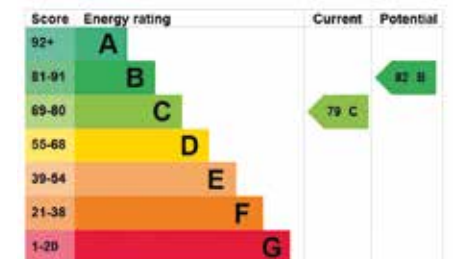
Parking: Garage for 4+ cars & driveway for 4+ cars.





Tenure: Freehold
 Council Tax Band: H

£2,000,000



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 © 2025 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 754062833 Registered Office: 5 Regent Street, Rugby, Warwickshire, CV21 2PE. Printed





JONATHAN LLOYD-HAM

PARTNER

follow Fine & Country Northampton on



Fine & Country Northampton
20A-30 Abington Street, Northampton, Northamptonshire, NN1 2AJ
01604 309030 | 07939 111481 | jonathan.lloyd-ham@fineandcountry.com

