



The Old School
Grafton Road | Geddington | Kettering | Northamptonshire | NN14 1AJ

STEP INSIDE

The Old School

The Old School truly is a stunning family home positioned in the centre of an enchanting village. This charming Victorian grade II listed property is constructed in yellow stone with local Collyweston stone tiled roof. This was once the village school for children on the Boughton Estate, now converted into an immaculate home that is filled with stunning original features, high vaulted ceilings, spacious rooms including a magnificent double height reception room with gallery which was originally the school assembly hall and a spectacular kitchen/dining room.

On entering through the original solid oak arched old school door you are greeted by a warm and welcoming entrance lobby and central hallway with exposed stone walls, beams and solid oak floor. On the left is the magnificent main reception room which was originally the school assembly hall. This room has a vaulted ceiling with beams and a gallery landing, there is an impressive stone fireplace with a living flame gas fire, exposed stone walls, a wide plank solid oak floor and superb leaded glass mullion windows with shutters.

To the rear of the house is the stunning kitchen/dining room which is fitted with an extensive range of bespoke 'Tom Howley' shaker style units in shades of grey and blue with granite work tops. There is a vast granite topped central island which houses an abundance of Miele appliances including two double ovens, a steam oven, a warming drawer, a gas fired hob and a hot plate with a retractable downdraft extractor fan, there is also a dishwasher, Miele coffee machine, microwave, a Quooker hot tap, waste disposal unit and plumbed in American style fridge freezer. The kitchen again has an array of period features with leaded glass mullion windows, exposed stone walls with corbels coupled with modern features such as the lovely, tiled floor with underfloor heating. At the far end of the room is a breakfast area with a fitted banquette and another impressive stone fireplace with oak mantel and a fitted living flame fire. Double oak doors lead out to the garden.

In the centre of the house is a bright central hallway with an oak floor and two separate oak staircases to the upper floors and a study area. There is a guest cloakroom with quality fittings including a marble topped washbasin plus a boot room and utility room. There are a further two bright and spacious reception rooms, one is at the front of the house and now used as a sitting room it was once a classroom, again it has original features and fireplace with wood burner. The last reception room is at the rear of the house and is a large family/games room with another wood burner.

Upstairs there are two separate areas accessed from their own staircases. To the rear of the house there are two double bedrooms both with their own luxurious en suite shower rooms. The main bedroom suite is accessed from the front staircase and the long gallery overlooking the main reception room. This bedroom is a wonderful room with a vaulted ceiling and views over the garden and towards the village church, there is a range of fitted wardrobes and a beautiful and luxurious en suite shower room with bespoke cabinetry. The last double bedroom is to the front of the house overlooking the village road and again is a large bright room with fitted wardrobes and a quality en suite shower room.





SELLER INSIGHT

“The Old School is the stunning conversion of a Victorian primary school into a superb, modern home. The present owners, Ben and Claire, loved the history of the building, which dates from eighteen forty nine; and the inspirational way the different areas were reformed into comfortable, unique and ultra pleasing living spaces.

A positive, warm and welcoming atmosphere is felt throughout the house and Ben says it is quite simply a pleasure to relax, entertain and just 'be' in all the rooms.

The very spacious kitchen, with its high quality fittings and equipment, will delight any chef, and with its dual aspect, the room is flooded with light making it a positive centre for everyone to settle round the central island for chatty coffee breaks. It is a room where guests are inclined to gather and in summer can spill onto the patio for al fresco dining.

Claire describes how first time guests are always in awe as they enter the school assembly hall, now a fabulous reception room with a major wow factor. The seven meter high vaulted ceiling, oak gallery, stone fireplace and large round clock all add up to one visual treat. She says it is a great all year room but is very special at Christmas when they install a tree that reaches up to the round window. It is quite magical, and then The Old School becomes a party house. However, for quiet down time, the smaller lounge with its log burner offers a winter retreat, whilst the dining room is ideal for more formal occasions but as the table converts into a pool table, it is a very adaptable space.

The large private, walled garden borders St Mary Magdalene parish church which stands behind the south facing wall that is softened by a row of espaliered oak trees. One of the two stone buildings is currently used as a music room and the other a very useful storage area. However, for the owners the garden is where they love to spend time soaking up the tranquillity and gentleness of their surroundings. There is no better place than to sit on the terrace sipping a gin and tonic at the end of a stressful working day.

Pretty and historic Geddington village has one of only three Eleanor Crosses and if you are heading out for a country walk you will cross the medieval bridge and ford. There are nearby state schools with excellent public schools in the area. There is a village shop, post office and two public houses, a café and hairdressers: and the village is equidistant from Kettering and Corby. The Old School has given Ben and Claire a good lifestyle and they will miss its comfort and its history. They feel lucky to have been a part of its story and they are sad that a work relocation means they must leave the area. They take away many very happy memories.*

* 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.





Outside, the garden is walled and mainly laid to lawn with mature walnut, cherry and holm oak trees, the garden faces west and has stunning views of the historic church of St. Mary Magdalene which dates from the tenth century. The garden is a lovely sun trap and private and also has a range of stone outbuildings with light and power that include a garage, log store, a garden store, studio/gym and a further tool store for garden implements. There is parking for several cars on the driveway accessed via automatic wooden gates ensuring complete privacy.

Property Information, Services & Utilities:

Tenure: Freehold.

Council Tax: Band E.

Services: Mains electric, gas, water & drainage.

Heating: Gas central heating.

Broadband: Part-fibre broadband available, we advise you to check with your provider.

Mobile signal: 4G available in this postcode, we advise you to check with your provider.

Parking: Garage & driveway parking.

Special Notes: Grade II Listed property.



The Old School Grafton Road, Geddington, Kettering

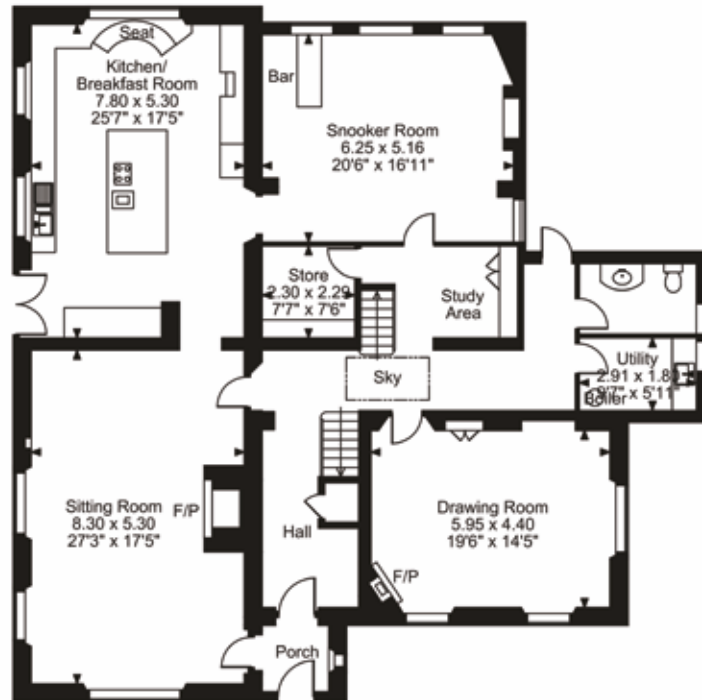
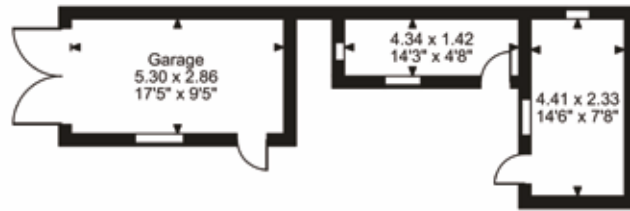
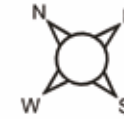
Approximate Gross Internal Area

Main House = 3454 Sq Ft/321 Sq M

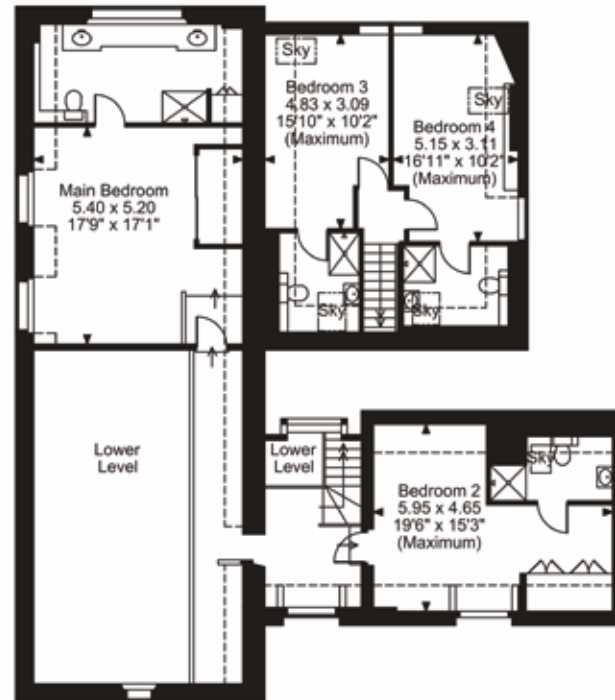
Garage = 163 Sq Ft/15 Sq M

Outbuilding = 182 Sq Ft/17 Sq M

Total = 3799 Sq Ft/353 Sq M



Ground Floor



First Floor

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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EPC Exempt

Council Tax Band: E

Tenure: Freehold

£ 1,000,000



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