



# BADMINTON HOUSE

BRIGSTOCK



Spacious family living awaits at Badminton House, a five bedroom home complete with one bedroom annexe, in the picturesque Northamptonshire village of Brigstock.

Tucked off Back Lane and accessed along a private road, park up on the block paved driveway which leads to a double garage with EVC point.



## WELCOME HOME

A home that reveals itself from within, step inside into the broad, bright entrance hallway.



Herringbone tiling extends throughout the sitting room on the right, perfectly proportioned and overflowing with warmth from the wood-burning stove. Fitted display shelves, bookcases and cupboards flank either side of the chimney breast, creating a pleasing sense of symmetry to the room. Windows and French doors to either side invite an abundance of light.



# WINE AND DINE

Double doors connect the hallway to the impressive kitchen diner. Light, bright and perfectly sociable, the kitchen is ideally designed for daily family life with space for a large dining table and chairs. Fitted cabinetry to either end of the room is complemented by the large, central island with double sink, storage and space to add bar stool seating, and a smart Rangemaster double oven

takes pride of place to the side. French doors open from here to the garden, inviting al fresco dining in the summer months.

Keeping the kitchen chore and clutter free is the well-equipped laundry-boot room, with handy access out to the driveway and garden, in addition to an enviable walk-in pantry.





## FOLLOW THE FLOW

Views greet you from the airy garden room. With vaulted ceiling and shuttered windows to three sides, this room is highly flexible: ideal for entertaining, dining, or as a playroom or gym.

Back in the entrance hallway, sneak a peek at the downstairs cloakroom, before taking the stairs all the way up to the second-floor landing.



## A SPACIOUS SANCTUARY

Versatile and spacious, a large landing offers space for a desk, leading on to a guest bedroom, with airy vaulted ceiling, shuttered windows

offering far-reaching countryside views, and shower room en suite. A second, dual aspect bedroom can also be found on this floor.

Consider this floor's potential to serve as a luxurious penthouse level principal suite with spacious dressing room.





## SOAK AND SLEEP

Returning to the first floor, refresh and revive in the recently refitted family bathroom, with a large, centrally-filling bathtub, wash basin, lavatory, and separate shower.

Light streams in through the box bay window of the spacious rear bedroom on this floor. With fitted wardrobes offering hanging and shelf space, this light-filled room is ideal for children and guests. Adjacent is another spacious double bedroom.

In the principal suite, sanctuary awaits. Brimming in light, views extend to the front and rear. Spacious and sublime, there is also a large dressing room, leading to a shower room en suite.





## THE SNUG

Outside, steps to the side of the garage lead up to the portico entrance of the successful Airbnb annexe. A contemporary, bijou, studio-style apartment, with double bed, kitchenette, space for a sofa, and a shower room, this annexe is also handy for visiting relatives or older children returning from university.



## GARDEN DELIGHTS

Outside, lawns wrap around the home on three sides, accompanying courtyards and patios, offering plenty of space to sit out in the sunshine. Mature hedging provides pockets of peace and privacy.

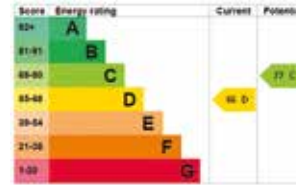


# The Finer Details

Freehold  
 Detached  
 Constructed 1999  
 Plot approx. 0.21 acre  
 Gas central heating

Mains electricity, water and sewage  
 North Northamptonshire Council, tax band G  
 EPC rating D

Ground Floor: approx. 117.1 sq. metres (1260.2 sq. feet)  
 First Floor: approx. 98.0 sq. metres (1054.9 sq. feet)  
 Second Floor: approx. 68.6 sq. metres (738.3 sq. feet)  
 Outbuilding: approx. 34.1 sq. metres (367.1 sq. feet)  
 Annexe: approx. 25.7 sq. metres (276.3 sq. feet)  
 Total area: approx. 343.5 sq. metres (3696.9 sq. feet)



# ON YOUR DOORSTEP

A pretty village nestled in the heart of the Northamptonshire countryside, Brigstock is a rural refuge with fantastic access to transport links to towns and cities.

In and around the village, you can enjoy coffee and cake at Bake & Brew, or at the nearby Skylark Café, or meet with friends for a drink at The Green Dragon.

Push the pram out to the local playground or pay a visit to the Llama and Alpaca Experience at Park Walk.

With Brigstock Latham's C of E Primary School available in the village, there is a good selection of secondary and independent schools available in nearby Oundle, Uppingham, Corby and Kettering.

Close to nature reserves, country parks, woodland fishing lakes and The Welland Gliding Club at Lyveden Airfield, enjoy a host of leisure activities, whilst the A6116 provides speedy links to the A43 and beyond, with rail links at Corby, making Badminton House ideal for families and those who need access out and about the country for work.

## LOCAL INFORMATION:

- Corby 4.5 miles (11 minutes)
- Oundle 7 miles (13 minutes)
- Kettering 9 miles (20 minutes)
- Uppingham 13 miles (29 minutes)
- Wellingborough 16 miles (28 minutes)
- Stamford 19 miles (33 minutes)
- Oakham 19 miles (37 minutes)

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Badminton House, Back Lane, Brigstock, Northamptonshire NN14 3ER



To view please call the team on  
01572 497 070 | [team@pelhamjames.co.uk](mailto:team@pelhamjames.co.uk) | [pelhamjames.co.uk](http://pelhamjames.co.uk)

