



SPRING HOUSE

— DEENETHORPE —



PICTURESQUE SETTING

Built in 2000, discover stone built charm, phenomenal views, and riverside walks on your doorstep: welcome to Spring House in Deenethorpe.

Pull onto the circular, block-paved driveway with a detached double garage. Fringed by lawn and gravel borders, the driveway is planted with mature trees that lend a tropical feel, while low box hedging at the front adds a formal touch as you make your way to the front

door. Providing shelter and shade, and a place to remove your muddy boots, a quarry tiled porch precedes the main entrance hallway, a light and bright space. A home with storage spaces laced throughout, an understairs cupboard is handy for shoes, whilst above the garage, a mezzanine level is perfect for kayaks, bikes and other items.

WELCOME HOME

Wood flooring extends underfoot, with a handy cloakroom to the left, with attractive checkered tiling, wash basin and lavatory.

An archway to the right opens to the dining room, where light spills in through French doors opening out to the garden. An inviting room in which to wine, dine and host family and friends.

Next to the dining room lies the sitting room, where the neutral shades that pervade throughout Spring House flow through. With windows to three sides this room is awash with light, delightful in summer with the French doors flung open to the garden terrace, and cosy in winter, with the open fire roaring within its stone surround. This spacious sitting room offers comfort and refuge to all the family.





SAVOUR THE VIEWS

Feast your eyes on the sociable family kitchen, to the other side of the hallway, where tiled flooring flows out underfoot.

Contrasting the raspberry sorbet toned cabinetry is the light-toned Corian worktop of the large central island, offering ample storage and with breakfast bar seating beneath the trio of pendant lights. There is also plenty of room for a dining table or sofa.



ENTERTAINING HAVEN

A sociable space, well-stocked with appliances, cook up a feast in the double oven and induction hob, with dishwasher and full-size fridge built-in, and freestanding freezer to be found in the utility room.

Connecting once more with the outdoors, French doors connect you to the garden at several different points.

The utility room, with plumbing for washing machine and dryer, and a sink, also provides access outdoors to the side passage.

AND SO TO BED...

Sweep up the staircase, to the light and bright landing, where four beautiful bedrooms await.

Freshen up in the family bathroom, part tiled in cool grey, and offering refreshment in the large double ended bathtub with wall mounted tap.

Fitted storage with shelving awaits in the first of the double bedrooms, with far reaching views out over Deene Park and the river running through it.



Next, sneak a peek at the capacious principal suite, divinely dressed in soothing shades and offering views out over the verdant parkland to the rear. With plenty of storage space there is also a large shower room en suite.

A further guest room provides plenty of space for double bed and wardrobes, with glorious views over the garden and parkland to the rear.

Finally, the fourth bedroom, a comfortable single, currently serves as a home office.



EMBRACE THE OUTDOORS

Tiered gardens step down to the side, whilst around to the rear runs a stone paved terrace and an elevated area of decking, ideal for enjoying a mellow half hour whilst admiring the captivating views. Further down to the rear of the garden, there is a pretty summerhouse, the perfect place to spend time in the outdoors whatever the weather, while a Wohobo garden studio provides a smart and stylish place to work from home.

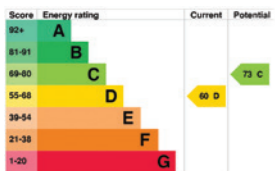
A garden brimming with colour and texture, mature hydrangeas, pergolas enveloped in fragrant wisteria, and established shrubs create year-round interest whilst reclining on the terrace with a refreshing drink, or gathered around the firepit as the nights begin to draw in. Estate fencing preserves far-reaching views out over land owned and protected by Deene Park and is perfect for riverside walks with the dog.



THE FINER DETAILS

Freehold
 Detached
 Constructed 2000
 Plot approx. 0.23 acre
 Underfloor heating in bathroom
 Central oil heating
 Mains electricity, water and sewage
 North Northamptonshire Council,
 Tax band G
 EPC rating D

Ground Floor: approx. 131.9 sq. metres
 (1419.3 sq. feet)
 First Floor: approx. 102.2 sq. metres
 (1100.4 sq. feet)
 Total area: approx. 234.1 sq. metres
 (2,519.7 sq. feet)
 Garage: approx. 32.4 sq. metres
 (348.4 sq. feet)



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OUT AND ABOUT

Enjoy leisurely walks along the river, easily accessible just to the rear of Spring House, or push off on your bike for a ride into the nearby market town of Oundle, where you can find playparks, cafes, culture and plenty of shops.

Indulge in the warm hospitality of nearby inns, with the friendly George and Dragon awaiting in nearby Weldon, where thrill-seekers can also revel in the excitement of Adrenaline Alley's skate park.

For a more sedate leisure experience, golf enthusiasts will find their haven at Priors Hall Golf Course.

Families are well served by local schools, including Glapthorn C of E Primary School and Weldon C of E Primary School, whilst for secondary and independent provision, the esteemed schools in Oundle and Stamford, are within easy reach.

Head to nearby Corby to discover its array of shops, delightful restaurants, and convenient rail links, ensuring all your needs are met.

An enchanting home in an idyllic setting, Spring House, with its privacy, peace and picturesque views, beckons.

LOCAL DISTANCES

Oundle 6 miles (12 minutes)
 Uppingham 10 miles (20 minutes)
 Stamford 12 miles (20 minutes)
 Market Harborough 17 miles (35 minutes)



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