



FIELD FARM HOUSE

WASHINGLEY



A handsome, historic home where timeless character meets modern country living.

With Georgian origins, and a striking Victorian façade, Field Farm House has been beautifully reimagined for 21st-century life. Set within half an acre of landscaped gardens, this elegantly restored farmhouse offers versatile accommodation – including a self-contained annexe – and enjoys far-reaching views over rolling countryside.

The current owners have thoughtfully extended and refined the house, creating a family home that balances style with practicality. Period detailing – from panelled doors, cornicing and fireplaces, to deep skirting boards and picture rails – sits comfortably alongside contemporary comforts such as underfloor heating, column radiators and double-glazed sash windows. The result is a home with an unmistakable sense of heritage, yet perfectly suited to modern living.





RESPLENDENT RECEPTIONS

Step inside and the glazed entrance hall gives way to a generous reception hallway, from which each of the reception rooms unfold. A barrelled cellar below hints at the home's history, while elegant proportions and light-filled spaces speak of its evolution through the centuries.

Beautifully proportioned, the drawing room is a graceful space, drawing light through its broad bay window, and framed by a fine fireplace with wood-burning stove – ideal for evenings that extend long after sunset.

The formal dining room flows with ease, its dual aspect bringing leafy garden views into every gathering. Pine floorboards and a wood-burning stove create a setting as suited to convivial family meals as it is to elegant dinner parties.



CULINARY EXCELLENCE

At the heart of the home lies the kitchen and garden room – an expansive living space where family life naturally comes together. Crafted by Naked Kitchens, the bespoke cabinetry, striking quartz-topped island and classic Belfast sink combine beauty with function, while the adjoining, walk-in pantry adds everyday practicality. The garden room, bathed in natural light beneath a roof lantern, offers space for relaxed suppers and morning coffees, with French doors opening directly to the terrace beyond.



In the oldest part of the home, the snug captures the essence of the farmhouse's early character. With its low-beamed ceiling, inglenook fireplace and welcoming window seats, this is a cosy, intimate retreat – a place for stories by the fire or quiet moments of reflection.



MOMENTS OF CALM

Upstairs, five bedrooms continue the theme of light and elegance. The principal suite enjoys far-reaching countryside views and an adjoining dressing room – once a fifth bedroom and easily adapted once more, perhaps as a luxurious en suite. The further bedrooms are all beautifully proportioned, each with their own charm and character, one with and en suite shower and the other two with dual aspect windows framing garden and field views. A stylish family bathroom and additional shower room ensure flexibility for family and guests.





FLEXIBLE LIVING SPACES

Practical touches are thoughtfully woven into the fabric of the house. A back hall and boot room sit alongside the integral double garage, providing everyday convenience without compromising the home's elegance.

Sitting to the rear of the home is a versatile, one bedroom annexe. Open plan, there is plenty of space for a kitchenette, relaxed seating, bedroom area and en suite shower room – the perfect space for visiting guests, older teenagers, or multi-generational living.



GLORIOUS GARDENS

Inspired by the gardens at Anglesey Abbey, Field Farm House's gardens have been designed with both beauty and enjoyment in mind. To the rear, a broad south-facing terrace is made for entertaining – with its timber bar and seating areas, it's the perfect setting for summer evenings. Beyond, sweeping lawns, colourful borders and a charming kitchen garden with raised beds, greenhouse, and potting area encourage a slower pace of life. Meandering pathways lead past a natural pond and silver birch grove to a woodland walk and winter garden, revealing new delights with each season.



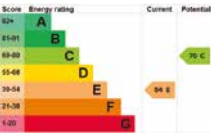
What we love

A home of rare character, Field Farm House embodies the best of country living – a place where heritage and craftsmanship meet contemporary comfort, all within easy reach of city connections.

THE FINER DETAILS

Freehold
Detached
Believed to date to 1600s in parts,
later extended
Plot approx. 0.6 acre
Oil central heating
Underfloor heating
Mains electricity & water
Septic tank
Huntingdonshire District Council,
tax band G
EPC rating E

Ground Floor: approx. 220 sq. metres
(2,368.5 sq. feet)
First Floor: approx. 203.4 sq. metres
(2,189.1 sq. feet)
Total Home: approx. 423.4 sq. metres
(4,557.6 sq. feet)
Garages: approx. 40.5 sq. metres
(435.4 sq. feet)



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NEAR AND FAR

Nestled in the Northamptonshire countryside, Washingley is a peaceful hamlet offering rural seclusion with excellent accessibility. Surrounded by open fields and footpaths, it's ideal for countryside walks and quiet living, yet Peterborough is only a short drive away, making commuting simple.

The small, welcoming community is complemented by nearby Oundle, home to the renowned Oundle School, tennis club, swimming pool, and a lively events calendar. Golfers have Elton Furze and Oundle Golf Clubs close by, while equestrian enthusiasts benefit from livery stables in the surrounding area.

Everyday needs are well served, with a village shop in Stilton, Waitrose in Oundle, and Hampton's Serpentine Green for larger shopping. Washingley offers a rare mix of rural charm, community spirit, and convenience, making it a wonderful place to call home.

LOCAL DISTANCES

- Oundle 7.5 miles (13 minutes)
- Peterborough 11 miles (17 minutes)
- Huntingdon 16 miles (20 minutes)
- Stamford 16 miles (21 minutes)
- Corby 17.5 miles (33 minutes)



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