

SOUTHAMS
Auctioneers, Valuers and Estate Agents

**THE OLD SCHOOLHOUSE
APETHORPE**



The Old School House a former school house uniquely and imaginatively converted including double glazing, radiator central heating and woodburning stoves, transformed to an exceptional standard, in an elevated position within the centre of this most attractive Northamptonshire village.

It is in close driving distance to the market towns of Oundle and Stamford both which have full amenities and eclectic shopping, together with main road and rail links, which are easily accessible for Cambridge and London



Wood Entrance Door with quarter light to:

Generous Entrance Hall with wood effect flooring, turned stairs to first floor

Cloakroom:

WC, pedestal basin, tiled splash back, wood effect flooring,

Sitting Room:

16'11" x 18'0" (5.16m x 5.49m) Attractive feature window with shutters, wood effect flooring, fireplace with Oak beam over and inset wood burner

Study:

9'1" x 8'1" (2.77m x 2.46m) Stable door to side elevation, wood effect flooring, extensive bespoke book cases





Dining Room:
13'0" x 11'4" (3.96m x 3.45m)

Original Victorian fireplace, wood effect flooring, doors to side patio area, archway to :

Side terrace leading from Dining Room



Kitchen/Breakfast Room:

14'6" x 12'3" (4.42m x 3.73m) Contemporary fitted cupboards and drawers, LPG gas Rangemaster with 6 burners, integral dishwasher, French dresser, built in Neff fan assisted oven, central island, with lights over, French doors to side elevation



Utility Room:

Fitted wall cupboards and worksurface, plumbing for automatic washing machine



First Floor Galleried Landing:

Large velux window, airing cupboard

Master Suite

17'11" x 12'0" (5.46m x 3.66m) Twin aspect velux windows steps down to:

Dressing Room:

8'9" x 6'4" (2.67m x 1.93m) (net)

Extensive wardrobes, velux window

Ensuite Shower Room:

Fully fitted vanity unit with surface mounted basin, concealed plumbed w.c, and storage cabinets, cabinet with mirror over, double walk in shower with system shower and glass fixed screen, wood effect flooring, velux window, chrome radiator/ heated towel rail





Bedroom 2: 17'1" x 8'5" (5.21m x 2.57m) Velux window

Bedroom 3: 16'1" x 7'9" (4.90m x 2.36m net) Built in double wardrobe, Velux window

Family Bathroom: Panelled bath with fitted glass screen mixer taps and shower, pedestal basin, low suite WC, tiled walls, Velux window, wood effect flooring







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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F	30 F	
1-20	G		