



Gardens:
To the front a paved path leads to front door, with landscaping to either side.

To the rear, the garden has been landscaped to an exceptional level with ornamental grasses providing extensive outside dining and social areas on a paved terrace with inset large water feature. Steps down lead you to extensive lawn area with extensively planted borders. To the rear of the garage there is a private enclosed area with raised beds for vegetables and fruits

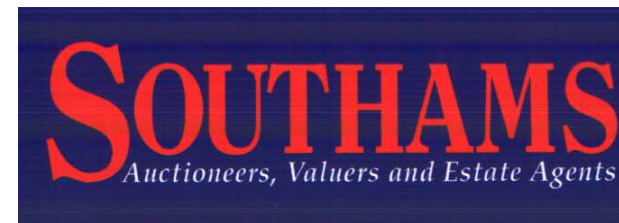


OPENING HOURS:

Monday – Friday: 9.00am – 5.30pm; Saturday: 9.00am – 4.00pm.

WEB SITE:

www.rightmove.co.uk or www.zoopla.co.uk or www.southams.com



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**19 Hill Place
Brington**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Rent: £3200 pcm

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An immaculate spacious contemporary 5 bedroom detached house, with air source heating, double glazing, landscaped gardens, located in a prestigious residential area which has tennis courts and green space, all within easy driving distance to major road networks to Cambridge or the American Base of Molesworth. Viewing essential to appreciate this sizeable property. The house is serviced by sought after Brington Primary, Hinchingsbrooke Secondary School and Public Schools of Oundle and Kimbolton.

Canopied Entrance Door:



Family Bathroom:

Contemporary suite with twin basins feature tiles and mirrors over, deep bath with attractive tiled surround, w.c



Entrance Hall:
15'5" x 8'5" (4.70m x 2.57m) staircase to first floor, under stair cupboard, Amtico style flooring

Cloakroom:
9'2" x 4'7" (2.79m x 1.40m) low suite w.c, vanity cupboard with moulded surface mounted basin, wainscot panelling to half wall, Amtico style flooring

Outside:
Double Garage, is currently split as a gym 20'0" x 10'9" (6.10m x 3.28m), which could easily be used as a hobby room or teenage game room. Workshop/Garage Space: 20'9" x 9'2" (6.32m x 2.79m)



Bedroom 2:
14'0" x 8'11" (4.27m x 2.72m)

En Suite Shower Room:
Double walk in tiled shower with fixed screen, w.c, pedestal basin, chrome vertical towel rail

Bedroom 3:
11'10" x 10'2" (3.61m x 3.10m)

Bedroom 4:
10'3" x 10'2" (3.12m x 3.10m)

Bedroom 5:
9'1" x 7'11" (2.77m x 2.41m)



Lounge:
19'9" x 13'10" (6.02m x 4.22m) Double Oak doors from Entrance Hall, limestone fireplace surround and hearth, inset wood burner with tiled surround, feature log display to alcove, French doors to rear terrace

Family Room/Playroom/Study :
14'10" x 10'4" (4.52m x 3.15m) Windows to dual aspects, attractive feature wall

Kitchen/Breakfast/Dining Room:
18'0" x 16'8" (5.49m x 5.08m) (overall).

Comprehensive range of base cabinets and matching wall cabinets, twin chrome built in fan assisted ovens, 5 ring electric hob and chrome extractor hood over, built in dishwasher and fridge, central island with fitted drawers and cupboards, fitted worksurfaces, under counter lighting and lighting to kickboards, Amtico style flooring, bifold doors to rear terrace

Utility/Boot Room:
9'7" x 6'10" (2.92m x 2.08m) Single drainer sink, base cupboard, plumbing for auto washing machine, larder unit, door to side elevation, Amtico style flooring



From the Entrance Hall straight stairs to:

First Floor spacious Galleried landing with linen cupboard, hatch to roof void

Bedroom 1:
14'11" x 14'4" (4.55m x 4.37m)
Extensive range of fitted wardrobes

En Suite Shower Room:
Double walk in tiled shower with system shower with fitted panel, pedestal basin, chrome towel radiator and towel rail, deep vanity shelf.

