



**Sharman
Quinney**
Autograph

Mereview, 11 Newtown Road,
Raunds £625,000



Property Description

Sharman Quinney are pleased to market this Five Bedroom Home with annex studio, attractive rear garden, double garage and southerly aspect - enjoying open countryside views to the rear. The annex has an open-plan design with fitted kitchen area and provision for a shower room /w.c.

This attractive double fronted home offers exceptionally generous accommodation, and a welcoming entrance hallway features continuation flooring extending to two of the three main reception rooms and guest cloakroom/wc.





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Reception two of three, is the dining room, which is flooded with natural light from a bay window to the front elevation garden. adjacent, is the exceptionally spacious reception sitting room again with feature bay window to the front elevation garden. A squared opening connects the rear family room, featuring an abundance of natural light via attractive bi-folding doors opening to the rear garden entertaining patio. A further squared opening connects to the kitchen to create a modern open plan layout design personal door extends immediate access to the double garage. The kitchen features solid light oak cabinetry and complimenting granite work surfaces, with a comprehensive range of integrated appliances including fridge, freezer, dishwasher, washing machine and tumble dryer, eye level double ovens and induction hob with extractor fan over. A window and door to the side elevation allow further light and direct access to the expansive double driveway.

The annex has a dedicated entrance door and two further double glazed doors with full height side windows and smaller top opening windows for added ventilation facing the patio while the independent access is facilitated via a side gate through the main dwelling rear garden and from the front elevation. Internally the annex, which is currently utilised as an Art Studio, has an open-plan design with fitted kitchen area and provision for a shower room /w.c., with pipework and soil plumbing in place. The design of this space also allowed for subdivision of the room to create further living space compartmentalisation.

A further feature of this building is the attractive solid oak flooring which continues throughout the space. From the main entrance to the annex adjacent, a connecting doorway leads through to the double garage space complete with its own fitted cabinetry and useful sink. There's a modern wall mounted gas fired boiler, that fires the central heating to radiators in both the annex and the main dwelling and electric up and over doors serve as vehicular access to the double driveway. The garage, like the annex, has been expertly insulated with plastered ceiling with both power and light, so offering further potential to link with the annex space as an extended dwelling.

The first-floor landing gives access to loft access via ceiling hatch - which is part boarded and is well-insulated with both power and light we understand this space has previously been utilised as a play-room. There are two impressively proportioned rooms to the front elevation one of which features a three-piece ensuite with shower. Two further bedrooms to the rear, a further double room and good single room have views across the garden and the open countryside to the rear the single room has access via a double-glazed door to the expansive balcony feature, with railing and rubber tiled anti slip surfaces to enjoy the elevated views beyond.

The family bathroom offers a luxurious four-piece suite and excellent room proportions with both a claw footed free standing bath and an oversized shower enclosure to suit.

Outside

The property claims an elevated position from the road and the attractive and well-maintained front aspect garden, is mainly laid to lawn with bounded wall to road and tarmac driveway that allows for multiple car parking to the double garage which is set back slightly from the property.

The rear garden is very attractive. Landscaped over three levels with expansive patio ideal for entertaining family and friends leading via steps to lower lawn area and two ornamental ponds, to the rear lawn with immediate views of the open fields beyond.





Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Entrance Hallway 6.38m x 1.79m (20' 9 x 5' 9)

Lounge Sitting Room 7.86m x 3.29m (25'7 x 10'7")

Dining Room 4.14m x 3.12m (13'5 x 10'2)

Family Room 7.02m x 2.42m (23.0 x7'9)

Kitchen 4.69m x 3.10m (15'3 x 10'1)

Bedroom 4.06m x 3.05m (13.3 x 10'0)

En -suite

Bedroom 3.31m x 3.52m (10'8 x 11 '5)

Bedroom 3.66m x 2.57m (12'0 x 8'4)

Bedroom 3.86m x 2.38m (12'0 x 7'8)

Bathroom 3.27m x 2.59m (10'7 x 8'4)

Annex Bedroom/Living Space 7.47m x 4.62m (24'5 x15'1)

Double Garage 5.84m x 4.72m (19.1 x 12'2)

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Important Information

Bedrooms 4

Bathroom 3

Council Tax F

Energy Rating C

Parking **Double Garage**

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