



**HENDERSON
CONNELLAN**
ESTATE AGENTS

High Street, Broughton, Kettering

"The Firs"

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"The Firs"

This substantial stone residence has wonderful striking architectural detail discreetly set in the heart of this desirable village, with wonderful, private wrap around gardens. The substantial accommodation has been upgraded to an exacting standard with a myriad of beautiful period features, complimented by 21st Century upgrades and enhancements. The entrance hall has Minton flooring with period pine doors leading to the bay fronted living room with attractive feature fireplace, the atmospheric formal dining room is a beautiful room, perfect for formal entertaining with the warmth of a living flame gas fire and deep bay window currently home to a grand piano. The kitchen/breakfast room has been hand crafted by "Hallwood Furniture" with Pippy Oak units, granite worksurfaces and "Lacanche" range cooker as well as ceramic tiling by "Fired Earth", the utility room has complimenting units with granite tops, with steps leading up to the guest cloak/shower room, there is a versatile family room, with gas fire and a sensational cinema room. Upstairs there is a principal bathroom and six bedrooms set over two floors, the wonderful master and guest bedrooms with en suite and deep bay windows commanding elevated views of the gardens. Gas central heating, Heritage style UPVC double glazing and security alarm system compliment the interior. The gardens are both substantial and established with stone and brick walling as well as manicured lawns and hedging. A sweeping driveway is accessed via Iroko Hardwood electric gates with covered parking and garaging. Kettering mainline railway is a short drive away connecting to London St Pancras in less than an hour, Wellingborough, Oundle and Spratton independent schools are within easy reach along with a selection of amenities with in the village. A very rare opportunity to acquire this most individual home.





- Heritage UPVC double glazed windows to most windows
- Substantial grounds
- Exceptional, Bespoke Oak Kitchen by furniture makers Hallwood Furniture
- EPC RATING: PENDING
- Stunning period architecture
- Easy access to main line railway reaching St Pancras international in under an hour
- Village Location
- COUNCIL TAX: G



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

15-16 Market Place, Kettering, Northamptonshire, NN16 0AJ

