

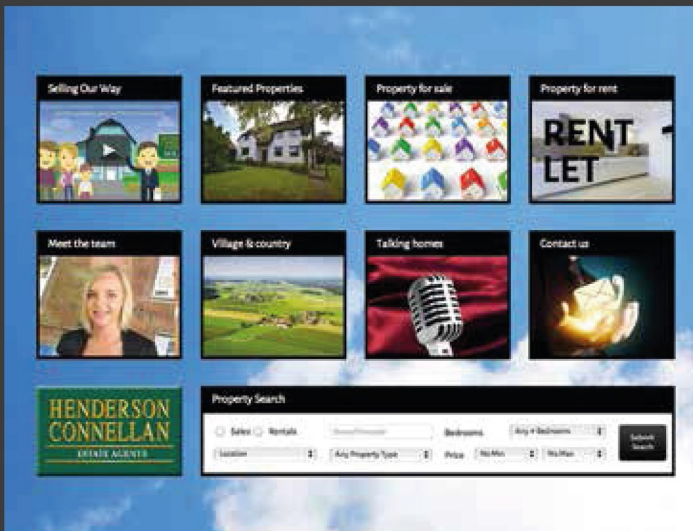


Total area: approx. 205.6 sq. metres (2213.1 sq. feet)



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.

"Rural Seclusion"



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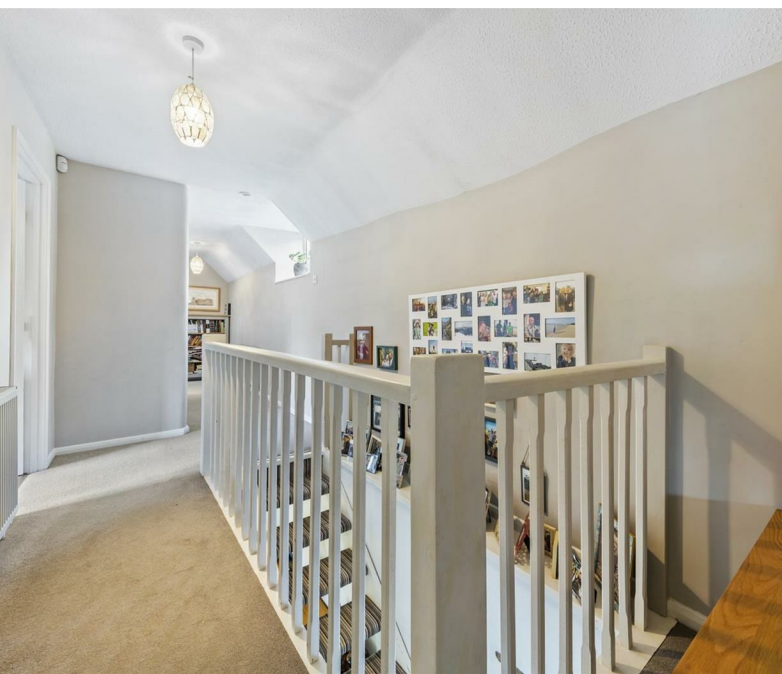
"Rural Seclusion"

This sensational stone cottage complete with versatile self-contained Annexe or work space enjoys a secluded position, set within this very desirable Hamlet. Enjoying stunning rural walks set amongst rural countryside, yet a short drive connects you with Kettering mainline railway reaching London St Pancras in under an hour. The charming interior enjoys exposed ceiling beams and stone elevations to include an entrance vestibule, guest cloakroom, fabulous refitted bespoke Kitchen/Breakfast/Family Room with Quartz worksurfaces offers en vogue living space flowing to a fabulous snug with woodburner. The extensive formal dining room flows to the living room with Inglenook fireplace and woodburner. Upstairs there is a well-appointed bathroom and four bedrooms all with fitted wardrobes the master with en suite. Outside the grounds are extensive with a private driveway for four cars, fabulous annexe with kitchenette, living/dining area and a double bedroom with en suite. Manicured lawns and colourful plantings provide both a private and established feel to the garden. Truly outstanding.

EPC RATING: E COUNCIL TAX: D

GARDENS AND EXTERIOR

A shared driveway with specialist lighting provides evening illumination and leads to a substantial private gravel driveway offering parking for four/five cars. A picket fence with complementing gate leads to the garden with a block paved pathway extending to the front door. The impressive garden is deceptively large laid to lawn with attractive colourful planted, shrubbed borders and a variety of trees. To the side is a graveled patio which adjoins the snug perfect for garden furniture, steps lead down to a lower tier of lawn ideal for a children's play area. To the immediate front is a further patio ideal for alfresco entertaining. A pathway extends to the Annex which is a versatile space. The lawn extends behind the Annexe to a gated area complete with Secret Garden ideal for concealing items for storage and also housing a timber shed. This area is surrounded by established trees and planting and offers a whole host of opportunities





INTERIOR

- UPVC double glazed windows
- Oil fired central heating
- Entrance Vestibule - with slate style flooring, doors leading to:
 - Guest cloakroom - suite comprising of low level WC and pedestal wash hand basin with monobloc tap, ceramic tiled splashback's and slate style flooring.
- Kitchen/Breakfast/Family room - a fabulous bespoke kitchen enjoying a range of base and eye level cupboards and drawers, butler sink with monobloc tap, Quartz work surfaces with integrated drainer and matching up stand, recess for range master cooker (available by separate negotiation) with extractor over, dishwasher, fabulous central island complete with breakfast bar, slate flooring, space for fridge/freezer, impressive exposed timber beams and stone elevation. Steps lead down to the snug with an attractive feature fireplace with wood burner, wood effect specialist flooring and exposed stone elevation
- Dining room - a generous room perfect for formal entertaining with oak flooring and deep silled window complete with window seat looking over the gardens, opening through to;
- Living Room - a fabulous Stone inglenook style fireplace with timber mantle and wood burner, enjoying a continuation of the oak flooring with a deep silled window and door to the patio located at the front.
- Upstairs a light filled landing leads to the principal shower room with a low-level WC, wash hand basin set within a vanity unit complete with monobloc tap, corner shower enclosure with mains shower, ceramic

tiled splashback's and flooring. There are four bedrooms all with built in storage, three of which are double sized, the master bedroom enjoying an attractive fireplace and an ensuite shower room to include low-level WC, pedestal wash hand basin, oversized shower enclosure with mains shower with rainmaker shower head, travertine splashback's and flooring.

- Annexe area Formerly a double garage, this fabulous, versatile space would make a great Annexe to include:
 - Kitchenette/Utility Room - with a range of base and eyelevel cupboards and drawers, single bowl, single drainer, monobloc tap, square edge worksurface, ceramic tiled splashbacks, recess for washing machine and tumble dryer, wood effect specialist flooring, the living/dining room area is extremely versatile, used as a study/gym flooded with natural light with larger picture windows look into the front.
- An exterior staircase to the back leads up to a fabulous double size bedroom complete with an ensuite bathroom to include low-level WC, wash hand basin recessed into vanity unit a roll top ball and claw bath with monobloc tap and shower attachment. The bedroom enjoys a triple aspect window flooding the room with natural light complete with an electric heater and useful storage into the eaves space

