



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Cross Lane, Aldwincle

Spring to Summer, Autumn to Winter"

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"Spring to Summer, Autumn to Winter"

You can enjoy the ever-changing spectacle of the English Seasons with the wonderful gardens, and adjoining countryside views, which surround this beautiful detached home, situated within this most desirable East Northamptonshire village.

Aldwincle is surrounded by country walks, has a thriving primary school and idyllic church. The market towns of Thrapston and Oundle are within easy reach, along with Kettering, Huntingdon and Peterborough mainline stations, offering regular access to London and the North. Titchmarsh Nature Reserve is also just a short walk away. The timber frame construction creates a wonderful interior, with exposed beams and Ledge and Brace doors throughout. The generous reception hall leads to the guest cloakroom, formal dining room, and bespoke Country-style kitchen/breakfast room, with its integrated appliances. The adjacent utility room has a door leading out to the garden. The living room has a feature Inglenook fireplace, with the warmth of a working fire, and a study/reading area. Upstairs there are four well-appointed bedrooms, three of which are double-sized, and a family bathroom. The principal bedroom features a walk in dressing room and an en-suite shower room. Outside the substantial plot has a private driveway, the entrance flanked by stone walling, leading to the double garage with electric sectional door. The rear garden has been professionally designed, and landscaped with lawns, carefully cultivated borders and plantings, and decked and covered seating areas. The perfect vantage points from which to admire the gardens and views. Simply sensational - all four seasons await !

Living Room - 6.88m x 5m (22'7" x 16'5")

Dining Room - 4.29m x 3.28m (14'1" x 10'9")

Kitchen/Breakfast Room - 4.57m x 4.44m (15'0" x 14'7")

Utility Room - 2.16m x 1.6m (7'1" x 5'3")

WC - 2.03m x 0.99m (6'8" x 3'3")

Bedroom One - 4.44m x 3.81m (14'7" x 12'6")

Ensuite - 2.57m x 2.16m (8'5" x 7'1")

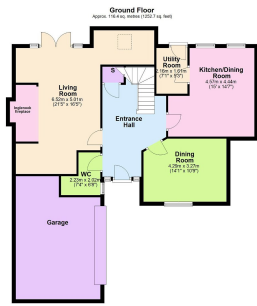
Bedroom Two - 6.38m x 3.68m (20'11" x 12'1")

Bedroom Three - 4.19m x 2.41m (13'9" x 7'11")

Bedroom Four - 2.87m x 2.49m (9'5" x 8'2")

Bathroom - 2.67m x 2.13m (8'9" x 7'0")





Total area approx. 254.9 sq. metres (2735.4 sq. feet)

- Detached House
- Two Bathrooms
- Village Location
- Council Tax: G
- Four Bedrooms
- Two Reception Rooms
- Garage
- EPC Rating: D



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,
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