



2A Newtown Road
Raunds, NN9 6LX



Simpson & Partners

2A Newtown Road

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About the Property

This exceptional five-bedroom detached residence is a truly one-of-a-kind home, showcasing a striking architectural design and a thoughtfully arranged split-level layout that offers both versatility and style. Perfectly suited to modern family living, the property combines spacious accommodation with fantastic entertaining space, all within easy reach of local amenities and with the added convenience of direct gated access to a nearby school.

Approached via a generous driveway providing off-road parking for multiple vehicles, the property also benefits from an EV charging point and a substantial double garage. A side staircase leads directly to the kitchen level, while the ground floor also offers a versatile double bedroom complete with its own en-suite shower room, making it ideal for guests, older relatives, or those working from home.

The first floor is dedicated to relaxation, featuring a spacious living room filled with natural light alongside two well-proportioned bedrooms. Continuing to the upper floor, you'll discover a well-appointed kitchen with an adjoining utility room, creating a practical and sociable space for everyday family life. This level also hosts the impressive principal bedroom, a fifth bedroom, and a contemporary family bathroom, completing the flexible accommodation.

Outside, the beautifully landscaped rear garden has been designed with entertaining in mind. A generous patio leads onto a raised lawn, while the dedicated outdoor cooking area provides the perfect setting for hosting family and friends throughout the year. A rear gate offers direct access to the local school, making the morning school run incredibly convenient.

Offering a distinctive design, versatile living space, and outstanding outdoor amenities, this remarkable home presents a rare opportunity for families seeking something truly different.

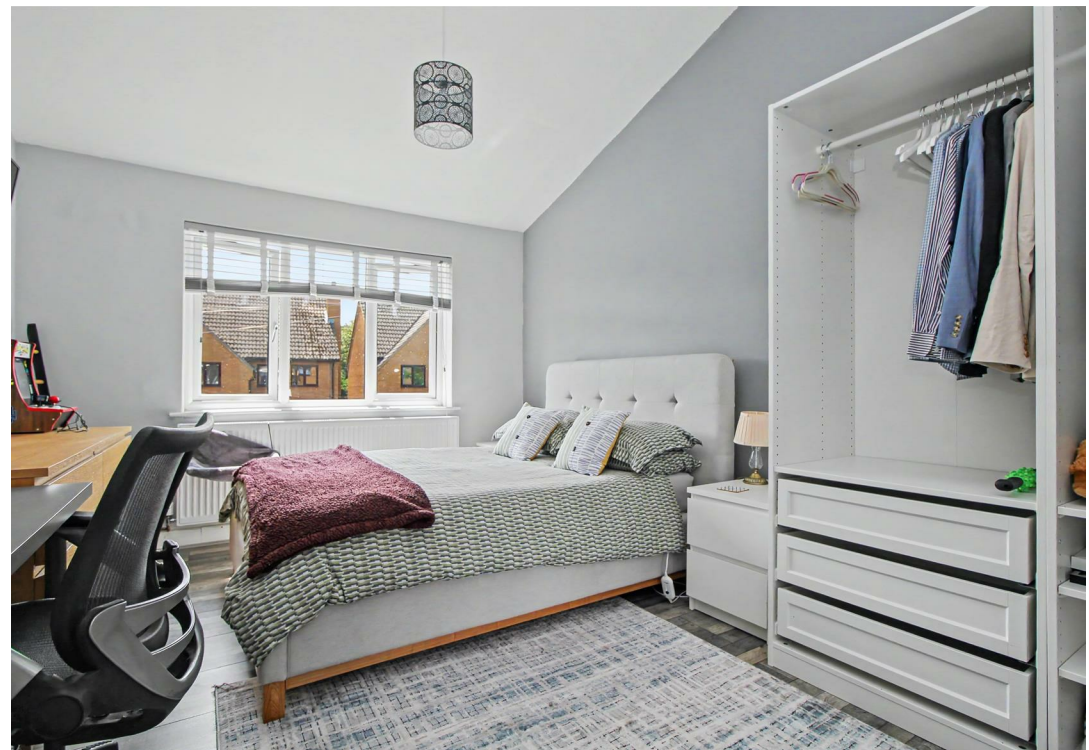
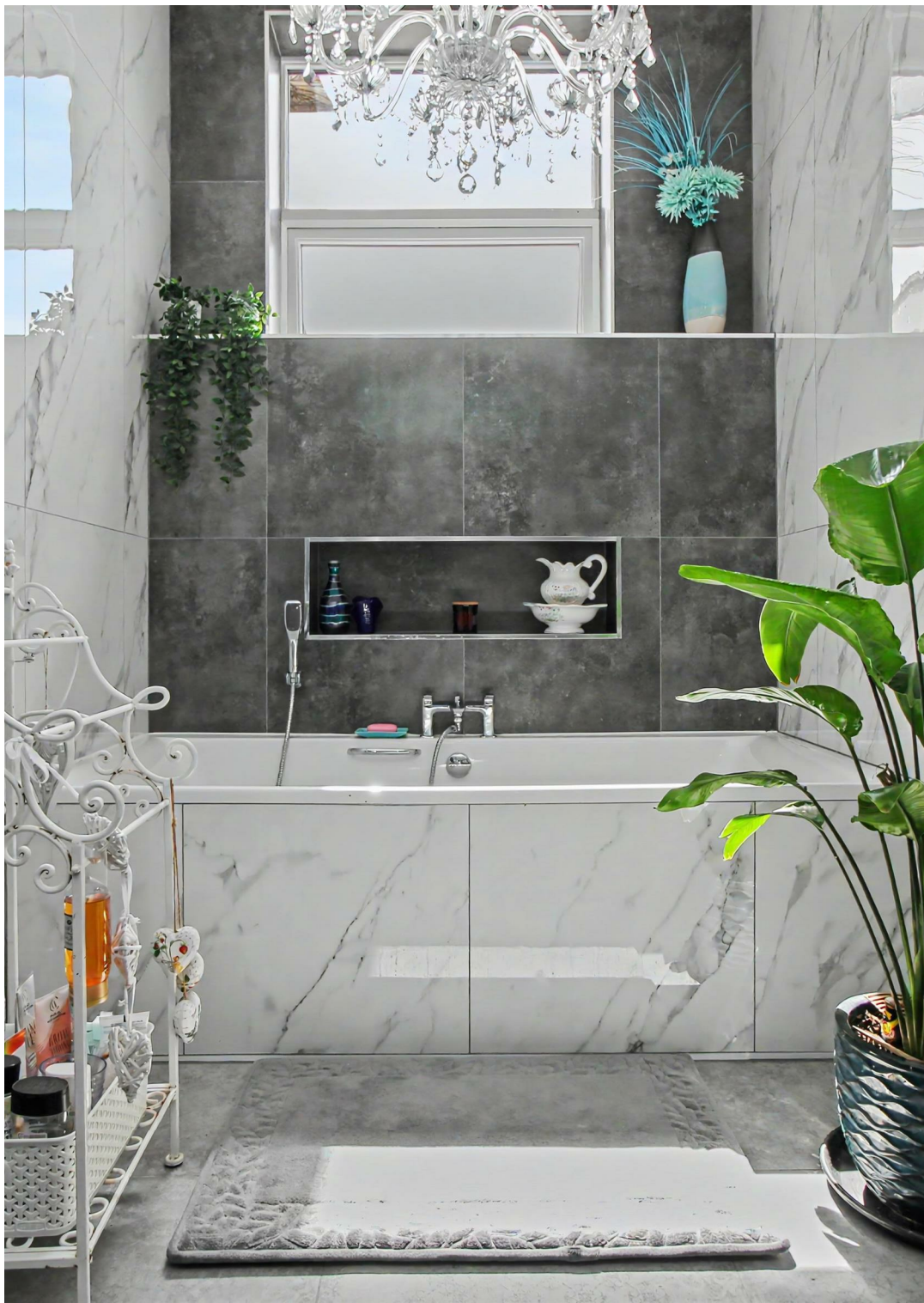
Call now to arrange your viewing and experience everything this unique home has to offer.

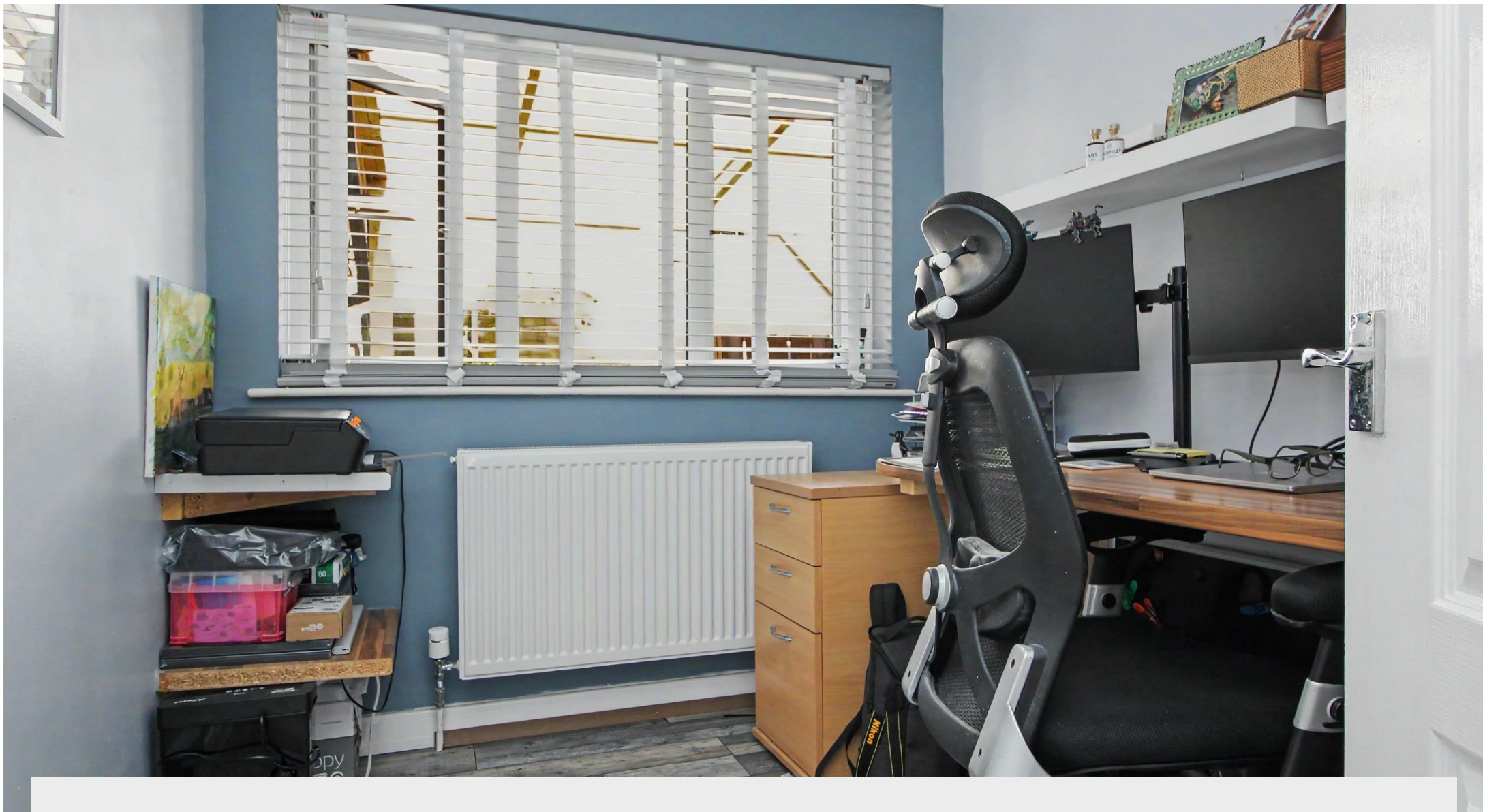
Guide Price £495,000

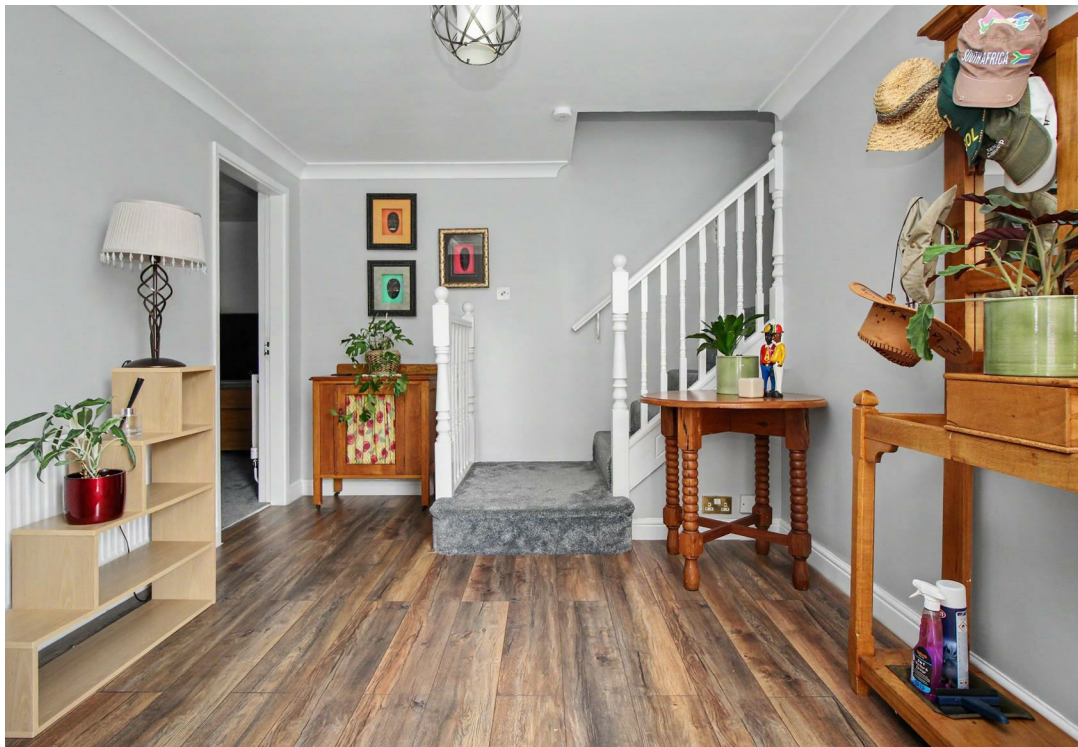
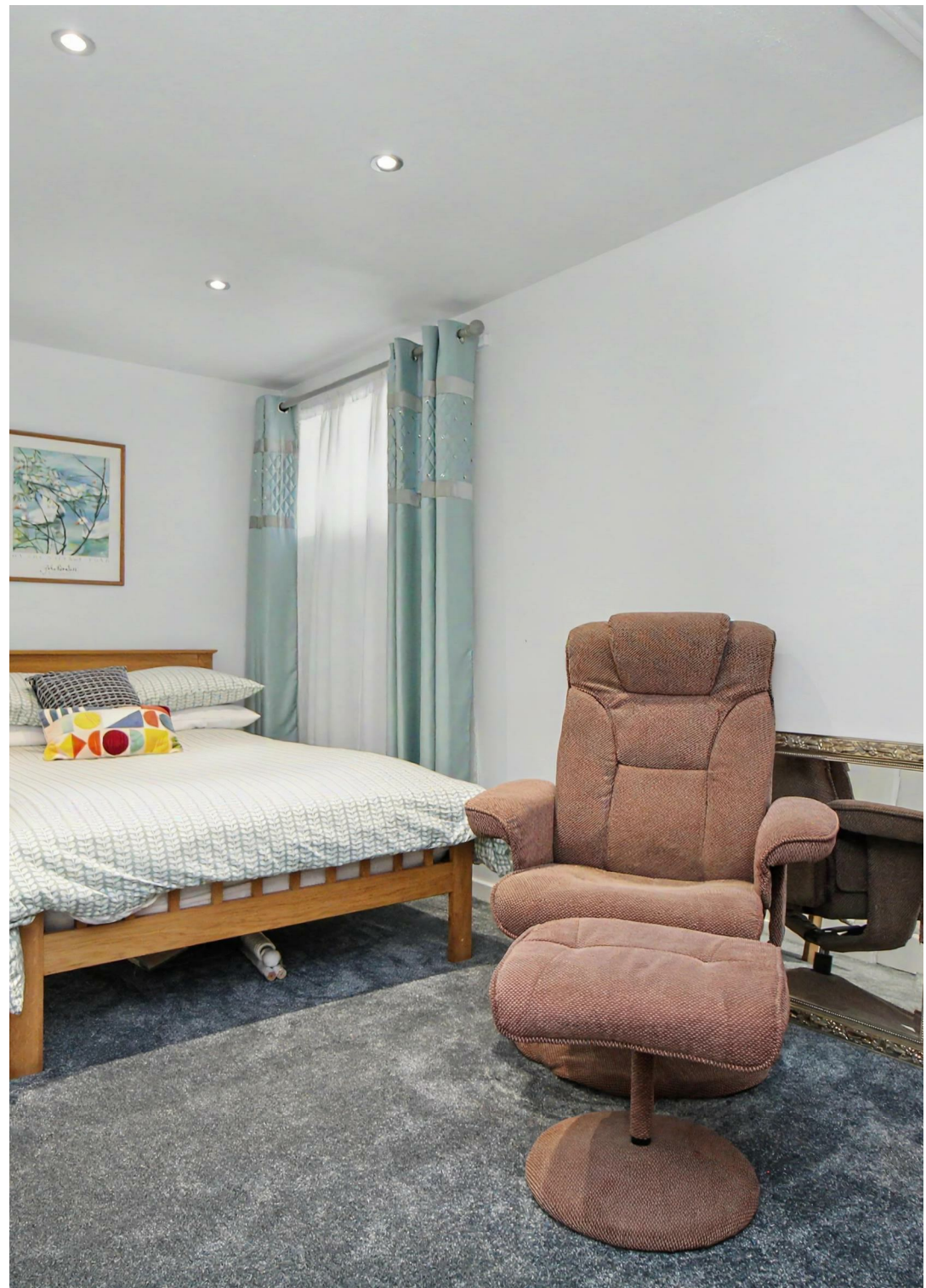
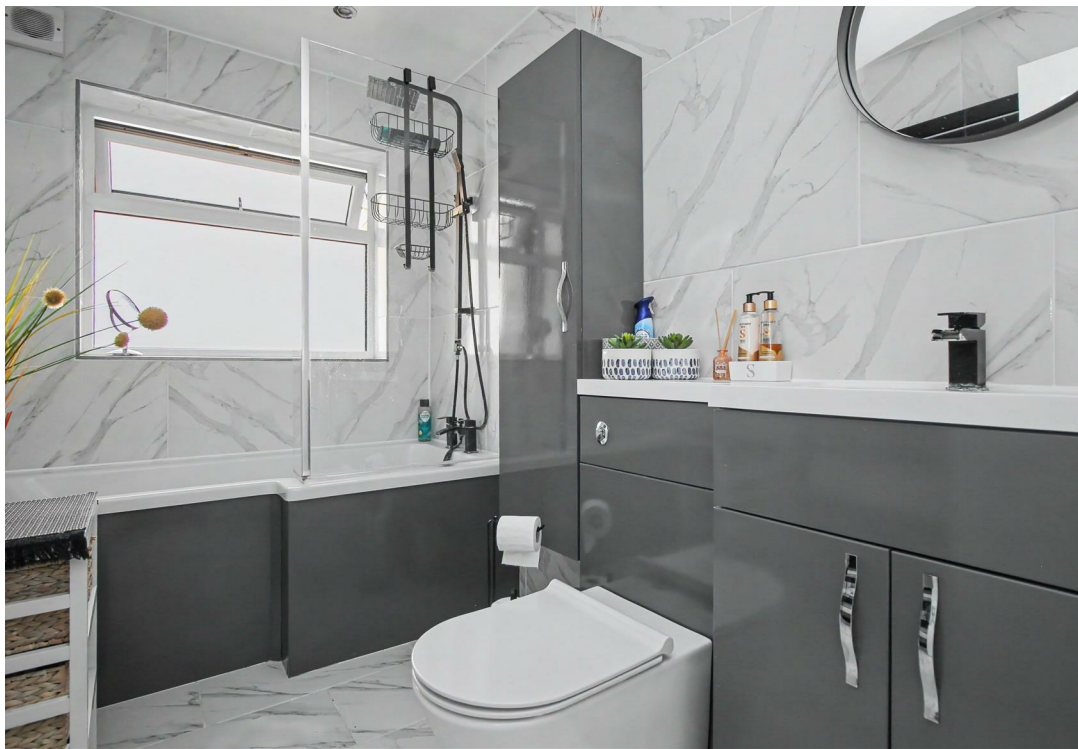


Entrance Hall
Bedroom Two
En-Suite
Lounge
Kitchen/Diner
Utility Room
Bedroom One
En-Suite
Bedroom Three
Bedroom Four
Bedroom Five
Family Bathroom
Garage













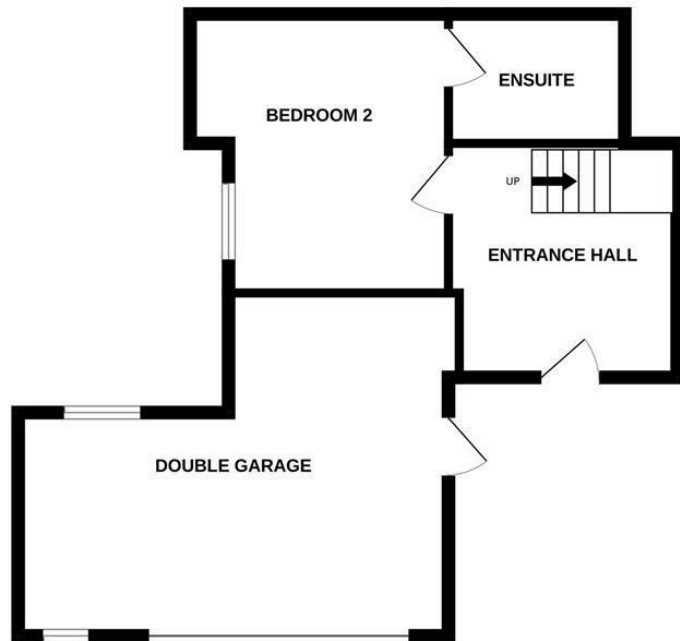
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

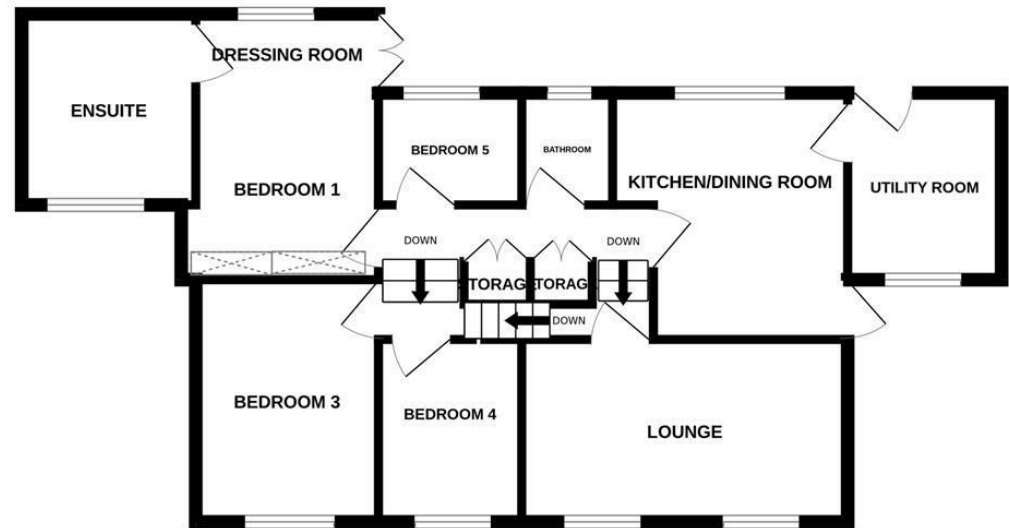


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GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.



1ST FLOOR
666 sq.ft. (61.9 sq.m.) approx.



TOTAL FLOOR AREA : 1161 sq.ft. (107.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given
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