



**HENDERSON
CONNELLAN**
ESTATE AGENTS

The Old Dairy, Newton NN14

"The Old Dairy"

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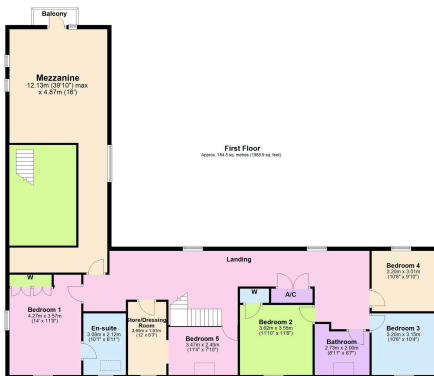
"The Old Dairy"

Discreetly positioned in this most desirable Hamlet, this substantial character home occupies a wonderful plot with beautiful, manicured gardens with adjoining rural countryside providing a striking back drop. The charming interior features an entrance hall, guest cloak/shower room, the significant living room is flooded with natural light with "arrow slot" windows, an attractive stone fireplace enjoying the warmth of a "Clear View" wood burner, the scale of the room is amplified by a mezzanine area with Scottish Oak flooring, exposed brick elevations and roof timbers, perfect as a music/reading area, a balcony provides the perfect vantage point from which to admire the garden and view. The kitchen/breakfast/family room creates the ideal social space, the dining room is perfect for formal entertaining and a study/snug adds to the versatility, the utility room and separate boot room offer practicality. The generous landing has space for a variety of options leading to the principal bathroom with separate shower enclosure, there are four good double bedrooms, the main bedroom with built in wardrobes and ensuite, a fifth bedroom is currently utilised as a study and further store/dressing room but would make ideal single bedroom if desired. Heritage style windows are sympathetically finished in UPVC for ease, central heating comes via an electric boiler and there is a security alarm system. Outside the foregarden is attractively planted, an electric five bar gates extends to the sweeping gravel driveway and oversized double garage with twin electric doors, the gardens are a real spectacle perfect for summer outdoor living. Newton has the renowned "Buttery", fine rural walks, yet offers ultra convenient access to both Kettering and Corby, their respective railway lines connecting to London St Pancras International in under an hour. The Old Dairy is complemented by wonderful gardens, situated in this idyllic setting with far reaching views. Accessed via an electric five bar gate with separate pedestrian gate leads to a sweeping gravel driveway with parking for four/six cars as well as access to an oversized double garage with twin electrically operated up and over doors. The garage has both power and light. To the side of the driveway is a paved area perfect for a storage shed and bin storage. A rose arch with beautiful climbing roses leads through a courtyard area which is paved in a herringbone design, the perfect space for outdoor living. A raised circular red brick lavender and herb garden, a brick wall running to the head of the patio with attractive inset plantings and a small paved patio is the perfect for use as a barbecue area. The patio extends to the back of the house where there is a further patio, a silver birch tree provides the option of summer shade, a stonewall has an established wisteria providing lovely summer colour and aroma, specialist lighting offers evening illumination. Manicured lawns are flanked by beautifully kept colourful planted borders, whilst an attractive pond with stepping stone pathway and waterfall is home to an array of water lilies, all of which can be admired from the adjoining patio whilst listening to the sound of soothing running water. The lawn extends to the head of the garden where steps lead down to a discreet kitchen garden area with space for a greenhouse. A timber storage shed is ideal for lawnmower among other garden tools, a steppingstone pathway within the lawn set behind established plantings leads back to the private driveway.





Total area: approx. 383.9 sq. metres (4132.1 sq. feet)



- Substantial character home
- Desirable Hamlet
- Five Bedrooms
- High specification
- Wonderful plot and beautiful gardens
- Impressive Mezzanine Floor with exposed brick work and roof timbers
- Far reaching countryside views
- Sweeping Drive, ample parking and oversized double garage
- COUNCIL TAX: G
- EPC RATING: Pending



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.

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