



Denford House Ringstead Road
Denford, NN14 4EL



Simpson & Partners

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About the Property

Guide Price - £850,000 - £950,000

Introducing Denford House — an exceptional 17th-century stone-built residence where centuries of character meet refined country living. Occupying approximately two acres within the picturesque village of Denford, this remarkable home offers an enviable lifestyle, complete with beautifully established grounds and its own private tennis court.

Approached through an impressive gated entrance, a sweeping driveway provides extensive parking alongside a carport and sets the tone for what lies beyond.

Internally, Denford House is rich in period charm, complemented by carefully considered modern finishes. The accommodation begins with a practical boot room and traditional scullery, leading through to the gorgeous refitted kitchen/breakfast room, beautifully appointed and opening directly onto the gardens. Both the sitting room and dining room enjoy doors onto the rear grounds, creating a wonderful connection with the outside, while a log-burning stove adds warmth and character to the living space.

The first floor provides exceptional versatility with four/five bedrooms, one of which lends itself perfectly to a private study or home office. The impressive principal bedroom features fitted wardrobes and a stylish en-suite bathroom complete with a statement roll-top bath. A contemporary shower room serves the remaining bedrooms, while a separate games room provides another superb space for family life and entertaining.

Outside is where Denford House truly comes into its own. The grounds are wonderfully green, mature and private, with a substantial patio immediately adjoining the house before giving way to expansive lawns that seem to stretch endlessly into the surroundings. At the heart of the grounds sits the private tennis court, creating a setting made for long summer days and entertaining.

A versatile garage offers further potential, including space for a home gym.

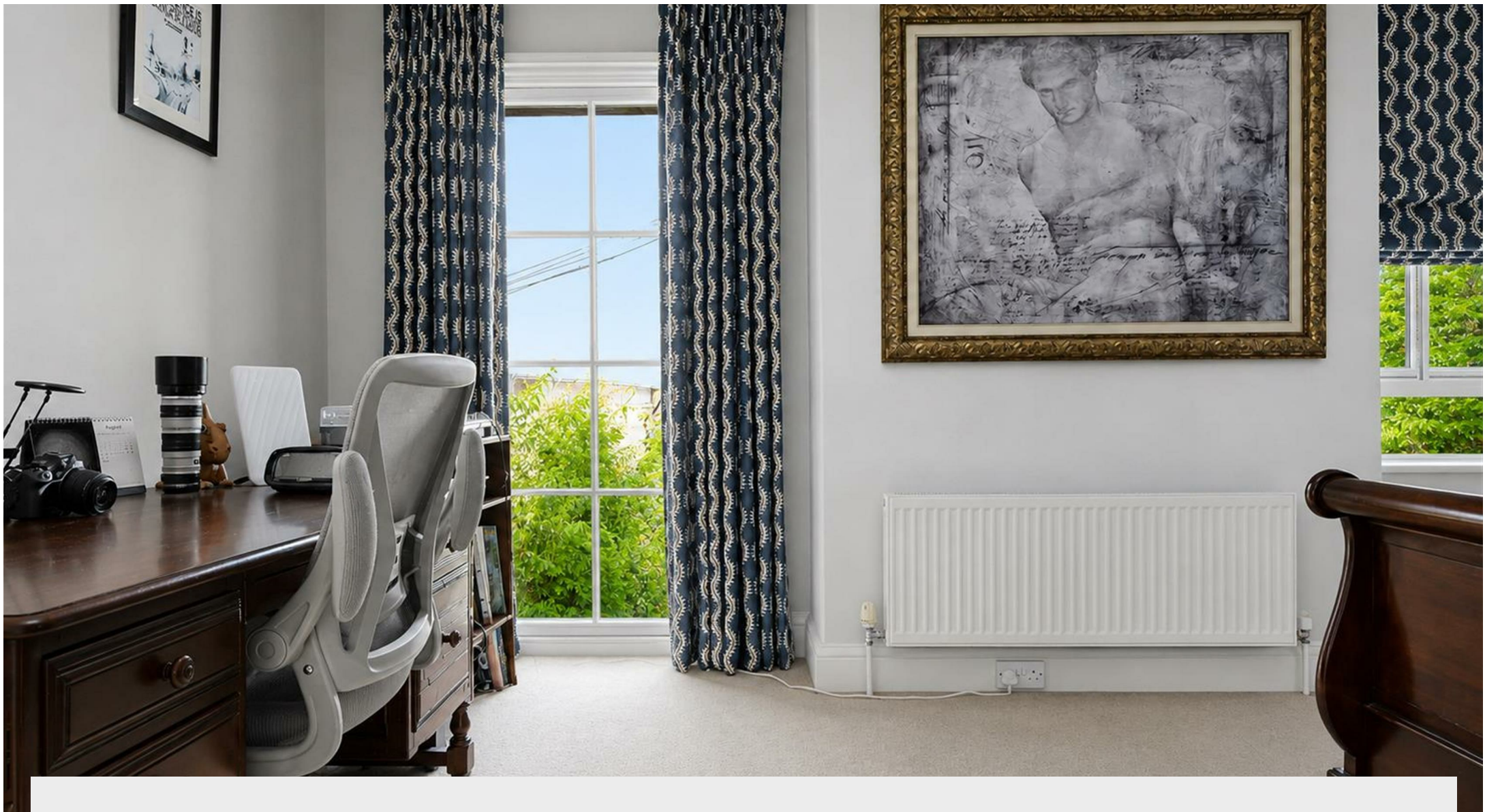
£950,000



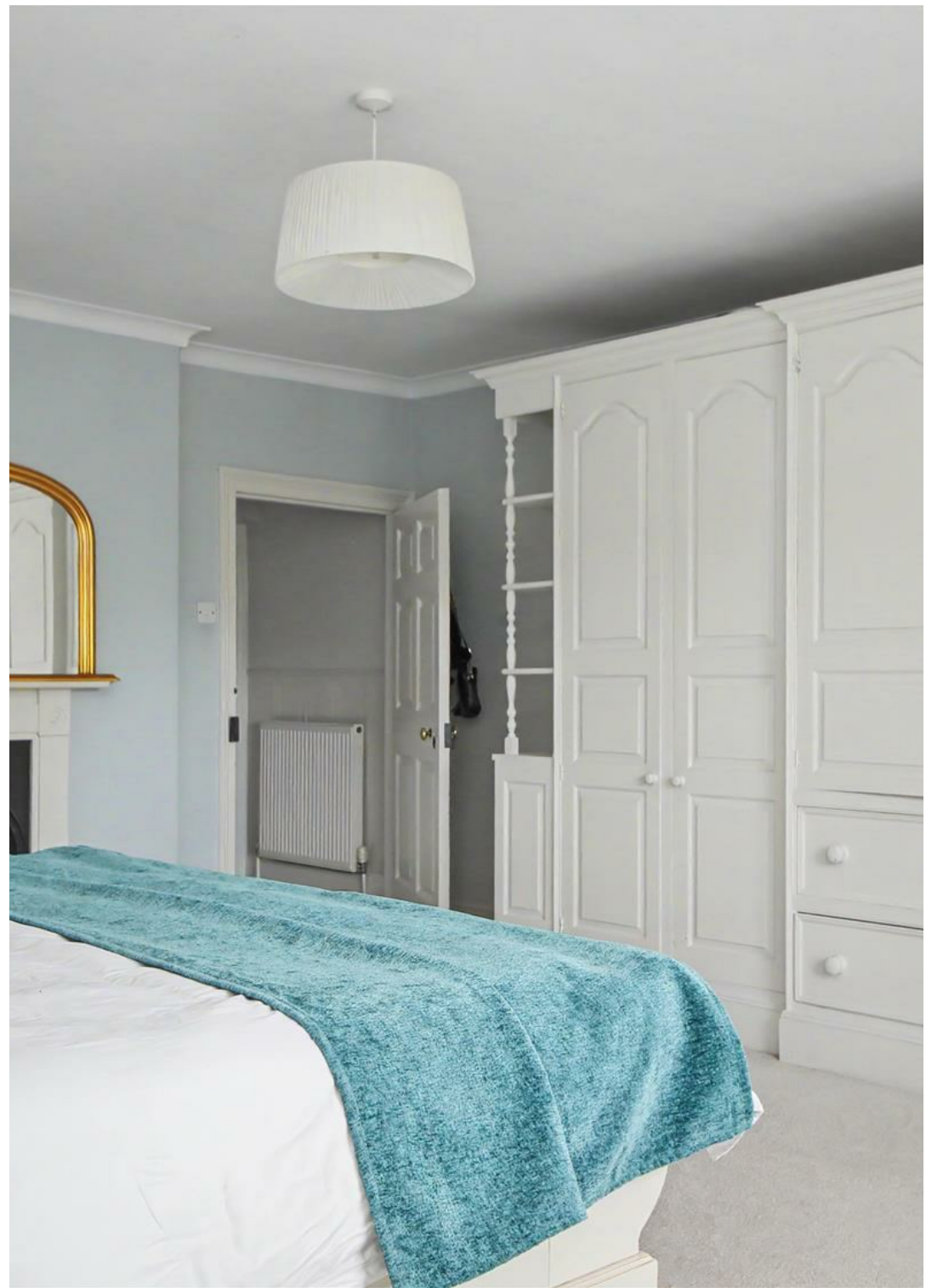
Boot Room
Scullery
Kitchen Breakfast Room
Sitting Room
Dining Room
First Floor Landing
Bedroom 1
En-suite
Bedroom 2
Bedroom 3
Bedroom 4
Bedroom 5/Office
Games/Family Room
Shower Room







Set within the picturesque Northamptonshire village of Denford, the property enjoys an idyllic countryside setting surrounded by attractive walks and rural scenery. The thriving market town of Thrapston is just a short distance away, offering an excellent range of everyday amenities, independent shops, cafés and schooling, while providing convenient access to the wider road network.







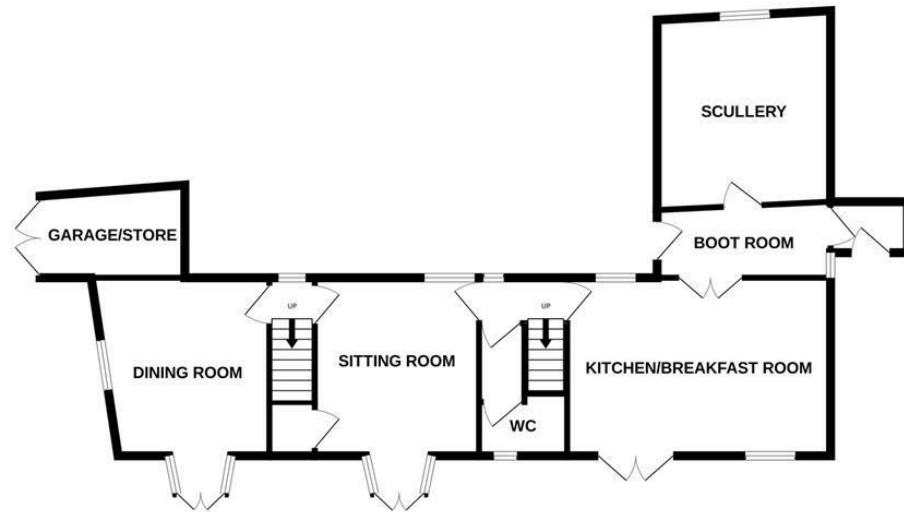
Energy Efficiency Rating

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

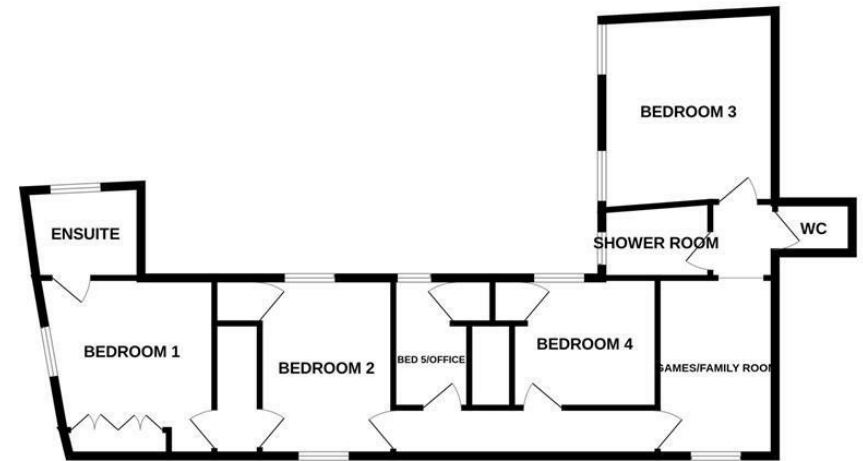


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GROUND FLOOR



1ST FLOOR



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01832 731222

thrapston@simpsonandpartners.co.uk

<https://www.simpsonandpartners.co.uk/>

43-45 High Street, Thrapston, Northants, NN14 4JJ