

# CHARLES ORLEBAR

Estate Agents & Auctioneers



Pear Tree House Rotton Row, Raunds, NN9 6HU

£580,000





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# Pear Tree House Rotton Row

Raunds, NN9 6HU

- 5 Double bedrooms
- Large landscaped garden
- Underfloor heating
- 4 Piece family bathroom
- Efficient home with solar panels
- No chain
- Double garage with electric door
- Set back from the road with just one neighbour
- Built 5 years ago and presented in immaculate condition
- Walking distance to amenities

Built in 2021 to an exceptional standard, Pear Tree House is one of just two individually designed modern homes, tucked away in a quiet and private setting, hidden from the street scene. Surrounded by a collection of characterful and quirky neighbouring properties, the home enjoys a unique village-like feel while remaining within easy walking distance of local pubs, restaurants and shops.

Immaculately presented throughout and offered with no onward chain, this spacious three-storey home is perfectly suited to growing families or those with older children seeking their own space. The property offers five generous double bedrooms, complemented by a stylish four-piece family bathroom, ensuite and well-planned accommodation across all levels.

The heart of the home is the beautifully appointed kitchen, featuring high-quality fitted Neff and AEG appliances, a boiling water tap, and sleek contemporary finishes. Bifold doors open seamlessly onto the landscaped rear garden, creating an ideal space for entertaining. Underfloor heating runs throughout the ground floor, enhancing both comfort and efficiency.

Externally, the property continues to impress. The west-facing rear garden is thoughtfully landscaped and well stocked with a variety of trees, providing a tranquil setting to enjoy stunning sunsets. To the front, the east-facing aspect offers picturesque sunrise views towards the nearby church.

A large driveway provides ample off-road parking and leads to a detached double garage with an electric door.

This is a rare opportunity to acquire a high-specification, modern home in a discreet yet highly convenient location.



Hall

Living Room 12'11" x 17'8" (3.93m x 5.38m)

WC

Kitchen/Dining/Family Room  
17'0" x 27'4" (5.19m x 8.33m)

Utility 7'1" x 3'11" (2.16m x 1.19m)

Landing

Bedroom 2 13'0" x 13'5" (3.95m x 4.09m)

Bedroom 5 10'6" x 9'10" (3.20m x 2.99m)

Bedroom 1 12'11" x 12'9" (3.94m x 3.89m)

En-suite

Family Bathroom

Landing



Bedroom 3

13'2" x 13'5" (4.01m x 4.09m)

Bedroom 4

10'6" x 13'5" (3.20m x 4.09m)

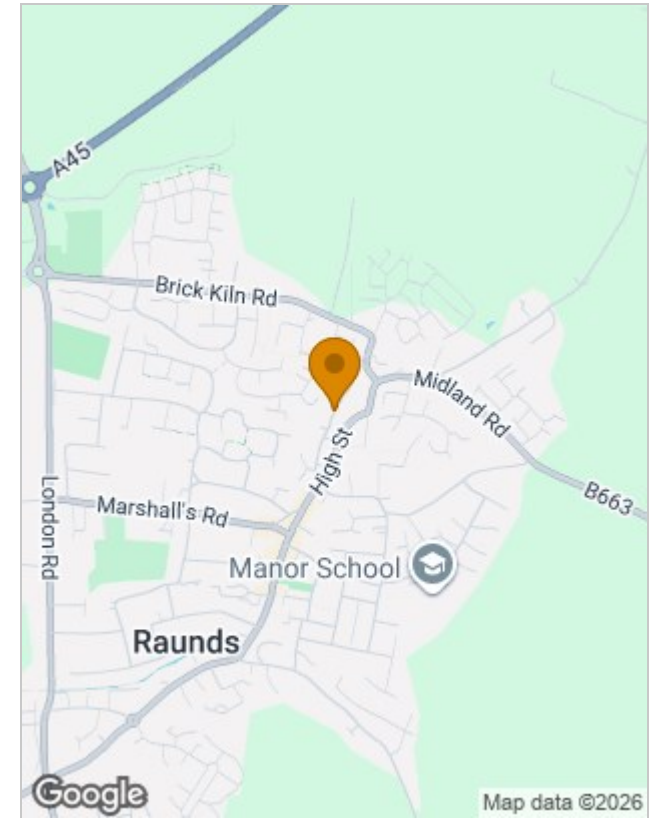




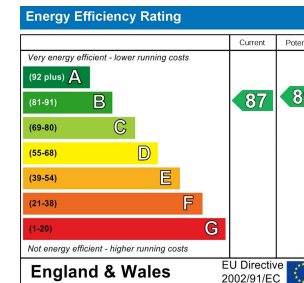
## Floor Plans



## Location Map



## Energy Performance Graph



**Council Tax Band: F**  
North Northants

**Tenure: Freehold**

## Viewing

Please contact our Sales Office on 01933313600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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