

# HENDERSON CONNELLAN

ESTATE AGENTS



Chapel Lane, Geddington NN14

“A Rare Private Riverside Residence In The Heart Of Geddington”

## "A Rare Private Riverside Residence In The Heart Of Geddington"

Set within approximately 0.8 acres of beautifully established private grounds, this riverside residence occupies one of Geddington's most coveted settings. Surrounded by mature trees and gardens and bounded by the River Ise, the property offers an outstanding combination of privacy, tranquillity and village charm. Constructed of Canadian Red Cedar style timber design, the bungalow presents a generous and highly versatile layout extending across a single level. An inviting entrance hall leads to a substantial sitting room centred around a feature fireplace, flowing seamlessly into the dining room and onwards to the spacious kitchen/breakfast room. The light-filled sunroom provides a wonderful year-round retreat, perfectly positioned to enjoy uninterrupted views across the gardens and river beyond, whilst incorporating a practical utility area. Accommodation comprises three well-proportioned double bedrooms, each benefiting from built-in wardrobes, together with a spacious family bathroom featuring a classic white suite, separate shower enclosure and bath. The property further benefits from a recently installed gas-fired boiler providing central heating, together with UPVC double glazing throughout. Approached via a sweeping private driveway, the property enjoys an impressive sense of arrival. Extensive lawns surround the residence and lead to a generous parking area, whilst a single garage with an electric door provides secure vehicle storage. Two attached stone barns offer excellent storage and present exciting potential for a variety of future uses, subject to planning permission. Few villages in Northamptonshire can rival the character and heritage of Geddington. The historic ford and stone bridge, together with the renowned Queen Eleanor Cross, are moments from the property, whilst the village primary school, public house, cricket oval and an abundance of picturesque countryside walks are all within easy reach. Rarely does an opportunity arise to acquire a home of such character, setting and potential. Combining substantial private grounds, river views and an enviable village location, 7 Chapel Lane represents a truly unique offering within one of the county's most desirable villages.

**Living Room** - 6.78m x 6.07m (22'3" x 19'11")

**Kitchen/Breakfast Room** - 4.24m x 3.1m (13'11" x 10'2")

**Bedroom One** - 3.96m x 3.53m (13'0" x 11'7")

**Bedroom Two** - 3.53m x 3.02m (11'7" x 9'11")

**Bedroom Three** - 2.87m x 2.46m (9'5" x 8'1")

**Bathroom** - 3.07m x 2.92m (10'1" x 9'7")

**Barn One** - 6.32m x 3.76m (20'9" x 12'4")

**Barn Two** 4.17m x 3.2m (13'8" x 10'6")

- EPC RATING: PENDING - COUNCIL TAX: C
- Tenure: Freehold





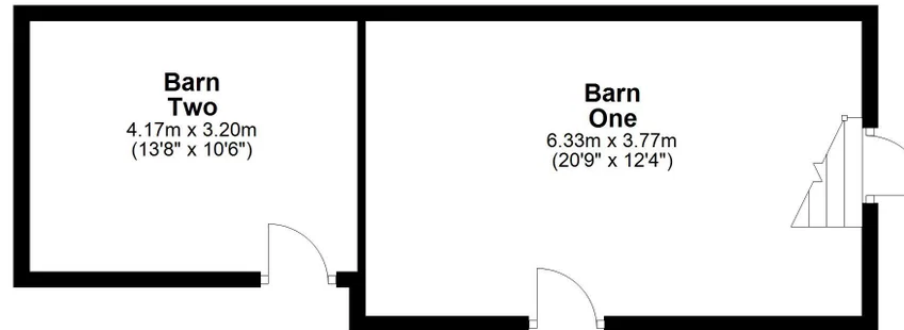
## Bungalow

Approx. 100.4 sq. metres (1081.2 sq. feet)



## Stone Barns

Approx. 37.5 sq. metres (403.8 sq. feet)



Total area: approx. 138.0 sq. metres (1485.0 sq. feet)



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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.

