

Main Street

Upper Benefield PE8 5AN



EXPERIENCE EXCELLENCE



Mayberry House

This exceptional six-bedroom detached residence presents an expansive and versatile living arrangement, elegantly arranged over three floors, and nestled within the idyllic and highly sought-after village of Upper Benefield. Surrounded by picturesque countryside, this distinguished family home enjoys an enviable position backing onto rolling rural vistas, offering uninterrupted views and a true sense of tranquillity.

Recently renovated to an impeccable standard by the current owners, the property boasts a host of high-quality upgrades and bespoke finishes throughout, seamlessly blending contemporary luxury with classic charm. Internally, the home showcases an impressive open-plan kitchen/reception room, a well-appointed utility room, guest WC, a characterful yet cosy living room, a formal dining room currently utilised as a home office, and an additional study/home cinema accessed via a private staircase. All six bedrooms are generously proportioned doubles, with four enjoying en suite facilities.

Externally, the property is approached via a large stone driveway leading to a double garage, complete with power and lighting. To the rear, an immaculately landscaped garden offers an ideal blend of patio and lawned areas, perfect for both entertaining and family enjoyment.

Situated in the heart of Upper Benefield, Mayberry House enjoys the rare combination of rural charm with convenient access to nearby towns and transport links. The village itself is steeped in history and community spirit, home to St Mary's Church, a vibrant village hall hosting regular events and activities, and the welcoming Red Lion public house. Scenic walking routes abound, making it a haven for dog walkers, nature lovers, and ramblers alike.

Further amenities—including supermarkets, restaurants, cafes, schools, and recreational facilities—can be found in the neighbouring towns of Kettering and Corby, both just a short drive away.

COUNCIL TAX BAND - G

EPC - C







Upon entry, you are greeted by a welcoming entrance hall that features the main staircase rising to the galleried first-floor landing. From here, access is granted to the formal dining room, living room, and kitchen/reception room—each of which benefits from zoned underfloor heating, enhancing both comfort and energy efficiency. The living room has been thoughtfully designed as an intimate and inviting space, ideal for family relaxation. At the heart of the home lies the magnificent kitchen/reception room—a multifunctional space that perfectly accommodates modern family living. Expertly fitted by Kuchen Kraft, the kitchen boasts an array of premium SIEMENS integrated appliances, including three ovens, a built-in coffee machine, dishwasher, full-height fridge and freezer, hob, and extractor fan. Smart cabinetry includes pull-out bins, concealed drawers, and clever storage solutions throughout. A substantial central island offers additional preparation space, integrated storage, and breakfast bar seating. The reception area easily accommodates a large dining table and relaxed seating, creating a seamless social space ideal for hosting and day-to-day living. Three sets of patio doors frame panoramic views of the garden and provide effortless access to the outdoor space—ideal for al fresco dining on warm summer days. Adjoining the kitchen is a utility room, which offers a secondary sink, integrated SIEMENS washing machine, access to the guest WC, the double garage, and a side entrance to the property. A discreet staircase within the utility leads to a private study/home cinema/games room, illuminated by four skylight windows. Completing the ground floor is a versatile formal dining room, currently used as a home office, featuring bespoke built-in storage and ample space for a large desk or dining setup.



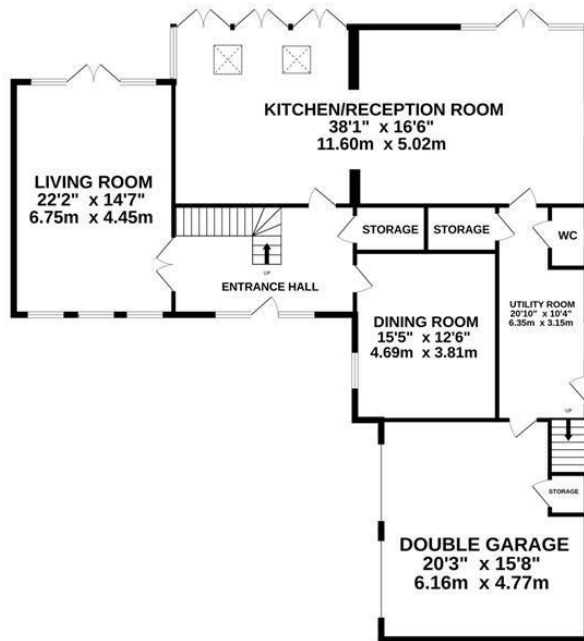
To the first floor, a striking galleried landing with floor-to-ceiling windows offers a captivating outlook over the front driveway and gardens. Here, access is granted to four of the six bedrooms. The principal suite is a show-stopping space of generous proportions, complete with dual walk-in wardrobes and a luxurious four-piece en suite bathroom. This opulent en suite features a freestanding bathtub, a walk-in glass shower enclosure, low-level WC, and twin vanity sinks with integrated storage. The second bedroom, located on the top floor, enjoys similar grandeur and is complemented by a beautifully styled en suite bathroom. Bedroom four also boasts its own private en suite, while bedrooms three and five benefit from a smart Jack and Jill en suite configuration. Bedroom six is currently utilised as a home gym but offers versatile potential for a playroom, studio, or additional office space.

The landscaped rear garden is a true haven, offering an elegant balance of paved terrace and manicured lawn. With open countryside stretching beyond the boundary, the garden delivers a peaceful, private backdrop year-round. Gated access to both sides of the property enhances functionality and ease of movement around the home.

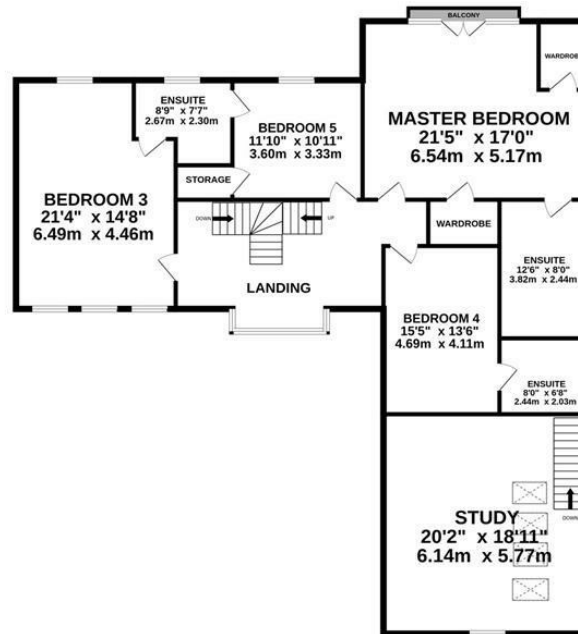
In summary, Mayberry House is an outstanding and impeccably presented family home that offers substantial living space, sophisticated finishes, and a tranquil countryside setting—all while remaining connected to essential amenities and transport links. A rare and remarkable opportunity to acquire a home of this calibre in such a desirable location.



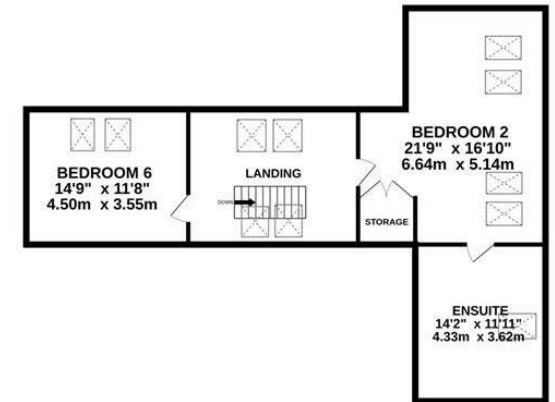
GROUND FLOOR
1905 sq.ft. (177.0 sq.m.) approx.



1ST FLOOR
1810 sq.ft. (168.1 sq.m.) approx.



2ND FLOOR
888 sq.ft. (82.5 sq.m.) approx.



TOTAL FLOOR AREA : 4603 sq.ft. (427.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should 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 or efficiency can be given.
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Kettering
12B HORSEMARKET
KETTERING
NORTHAMPTONSHIRE
NN16 0DQ



Rothwell
30 HIGH STREET
ROTHWELL
NORTHAMPTONSHIRE
NN14 6BQ



Thrapston
22 HIGH STREET
THRAPSTON
NORTHAMPTONSHIRE
NN14 4JH



Corby
1A SPENCER COURT
CORBY
NORTHAMPTONSHIRE
NN17 1BH



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		
	76	81
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	