



1-3 Thrapston Road
Spaldwick, PE28 0TA



Christie Taylor
Partnered With
Simpsons
Property Experts

Set across three expansive floors, this distinguished residence offers seven double bedrooms, five reception rooms, and three bathrooms, all flowing from a generous central hallway with exposed timber flooring and period detailing.

At the heart of the home lies a bespoke farmhouse-style kitchen/breakfast room, complete with solid timber cabinetry, granite worktops, integrated appliances including a Miele coffee machine, and a rustic brick chimney breast. French doors open onto a sunlit patio and garden, creating the perfect setting for entertaining.

Living spaces are equally impressive: the 21ft triple-aspect sitting room with inglenook fireplace and wood burner is a true focal point, while the 22ft dining room provides elegant space for hosting. A family room, study with fireplace, and utility complete the ground floor.

Upstairs, the principal suite is a luxurious retreat, featuring a walk-in dressing room, en suite with roll-top bath and walk-in shower, and French doors overlooking the garden. The second floor adds versatility with two further bedrooms, a vaulted living area with exposed beams, and an additional shower room.

£800,000



GROUND FLOOR
1409 sq.ft. (130.9 sq.m.) approx.



1ST FLOOR
1344 sq.ft. (124.8 sq.m.) approx.



2ND FLOOR
665 sq.ft. (61.8 sq.m.) approx.



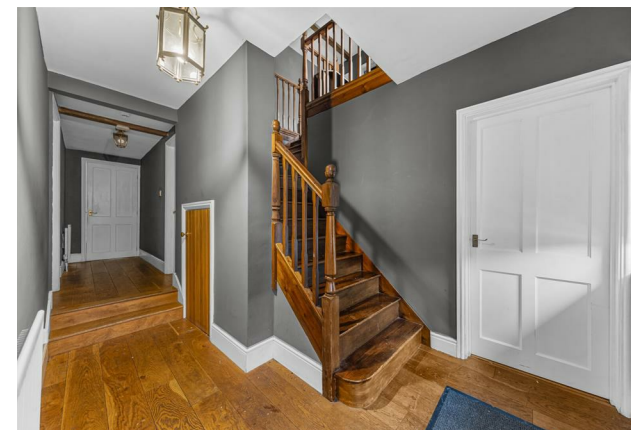
TOTAL FLOOR AREA : 3418 sq.ft. (317.5 sq.m.) approx.

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Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 71 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 38 | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |





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