

THE FIELD 41 Main Street, Aldwincle, Kettering, Northamptonshire NN14 3EL

Price Guide £695,000



- Detached Three / Four Bedroom Family Home Set Within Approx. 1.25 Acres
 - Equestrian Facilities Include Stables, Tack Room And Paddock
 - Delightful Rural Setting In A Sought-After Village
 - Spacious, Versatile Accommodation Ideal For Family Living
- Formal Gardens And Long Private Driveway Set Back From The Road

REF: AR8757

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle

GENERAL AND SITUATION

Approximate Distances:

Thrapston 4 miles • Oundle 5 miles • Kettering 12 miles
Huntingdon and Peterborough 20 miles

An individual detached family home occupying a delightful rural plot of approx. 1.25 acres, with gardens extending to three sides together with paddock land, stabling, a tack room and a range of useful outbuildings.

Set well back from the road at the end of a long driveway, the property enjoys a private, established setting within the sought-after village of Aldwinckle.

Having served as a much-loved family home for the current owners, their horses and dogs, it is especially well suited to buyers seeking a rural lifestyle, with excellent facilities for equestrian use.

This much-admired village has evolved over the centuries, retaining its historical character and natural beauty. Aldwinckle is a traditional East Northamptonshire village with the majority of the houses being built of local stone and roofs a mixture of thatch, slate and clay tiles. The village follows the line of the River Nene, as it meanders its way towards Oundle, and is surrounded by the beautiful countryside of the valley with its meadows, open views and woodland. The village has an excellent primary school and a pair of churches. Leisure and shopping facilities are available close by in the historic market towns of Oundle and Thrapston. More extensive facilities, including main line rail services are available from Kettering, Huntingdon and Peterborough with journey times to London from 48 minutes.

THE RESIDENCE

The accommodation benefits from double glazing and oil-fired central heating throughout. The layout and measurements are shown on the floorplan, with the principal rooms described below.

The property is approached from the front, where the entrance door opens into a welcoming **Entrance Hall** with a tiled entry area and attractive parquet flooring beyond. An archway adds character, while dog-leg stairs rise to the first floor.

A **Guest Cloakroom** is fitted with a two-piece suite comprising a wash hand basin with tiled splashback and WC, complemented by tiled flooring.

The **Main Reception Room** is accessed from the left of the hallway and provides a cosy, inviting space. Its focal point is a stylish contemporary fireplace with tiled hearth and inset cast-iron multi-fuel stove, while double French doors open through to the **Conservatory** a delightful addition to the house, with tiled flooring, ceiling light, roof vent and an exposed stone wall creating a particularly charming feature.

Accessed from the right of the hallway, the **Dining Room** is a formal yet light and airy space for entertaining, with a front-facing window, fitted storage cupboard and sliding doors leading through to the **Breakfast Kitchen** which is fitted with a stylish range of wall and base-mounted units, complemented by rolled-edge work surfaces, tiled splashbacks and tiled flooring. There is space for a selection of freestanding appliances, including an electric cooker and fridge-freezer, together with plumbing for a dishwasher. A 1½ bowl sink with mixer tap sits below the dual-aspect windows, which draw in excellent natural light. A door leads through to bedroom four / study and a door leads to the utility / rear entrance.

Bedroom Four, currently arranged as a study, offers a flexible ground-floor room with a rear-facing window, ideal for those seeking home-working space or additional guest accommodation.





The **Utility / Rear Entrance** is a practical and well-appointed space, fitted with a range of wall and base-mounted units, rolled-edge work surfaces, tiled splashbacks and tiled flooring. There is space and plumbing for an automatic washing machine, space for a stacked tumble dryer and further space for an additional fridge / freezer. Double doors open to the main parking area and driveway, with a further door to the side garden and access onwards to the downstairs shower room and additional reception room.

The **Shower Room** is fitted with a three-piece suite comprising a wash hand basin with vanity unit below, WC and electric shower within a cubicle, complemented by tiled flooring, tiled splashbacks and a heated towel rail.

The additional **Reception Room**, formerly a garage, is now a substantial and versatile space ideal for large family gatherings. It features laminate flooring, two sets of sliding patio doors to the side and a multi-fuel stove set on a slate hearth as the focal point.

The **First Floor Landing** provides access to the loft space above and includes a useful tank and airing cupboard.

The **Main Bedroom** is a spacious double room enjoying dual-aspect windows and beautiful views. **Bedroom Two** is a further front-facing double room, while **Bedroom Three** is also a double and enjoys a rear-facing aspect.

The **Family Bathroom** is fitted with a three-piece white suite comprising a panelled bath with shower over, wash hand basin with vanity unit below and WC, together with an extractor fan.



OUTSIDE, OUTBUILDINGS & LAND

Set in a delightful rural plot with open front and rear views, the property has lawned gardens with mature trees and shrubs extending around the side to an attached **Outhouse / Boiler Room**.

To the rear, a gravelled drive provides ample parking and leads through double wooden gates to the main access.

Post-and-rail paddocks lie either side of the drive, providing flat grazing and turnout alongside the main equestrian facilities.

At the end of the main paddock there is a **Stable Block** with **Tack Room** and a **Small Barn / Hay Store** with further storage. Water is connected to the stables.

There is a **Metal Store / Tool Shed**, **Timber Store / Shed** and a **Timber Log Store**.



IN ALL APPROX. 1.25 ACRES
(About 0.51 Hectares)

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Main Street, Aldwinckle, Kettering, NN14

Approximate Area = 1895 sq ft / 176 sq m

Outbuildings = 487 sq ft / 45.2 sq m

Total = 2382 sq ft / 221.2 sq m

For identification only - Not to scale

VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

NORTH NORTHAMPTONSHIRE COUNCIL

SERVICES

MAINS ELECTRICITY, MAINS WATER, MAINS DRAINAGE, OIL FIRED
CENTRAL HEATING, TELEPHONE and BROADBAND (connected
and available subject to normal transfer regulations)

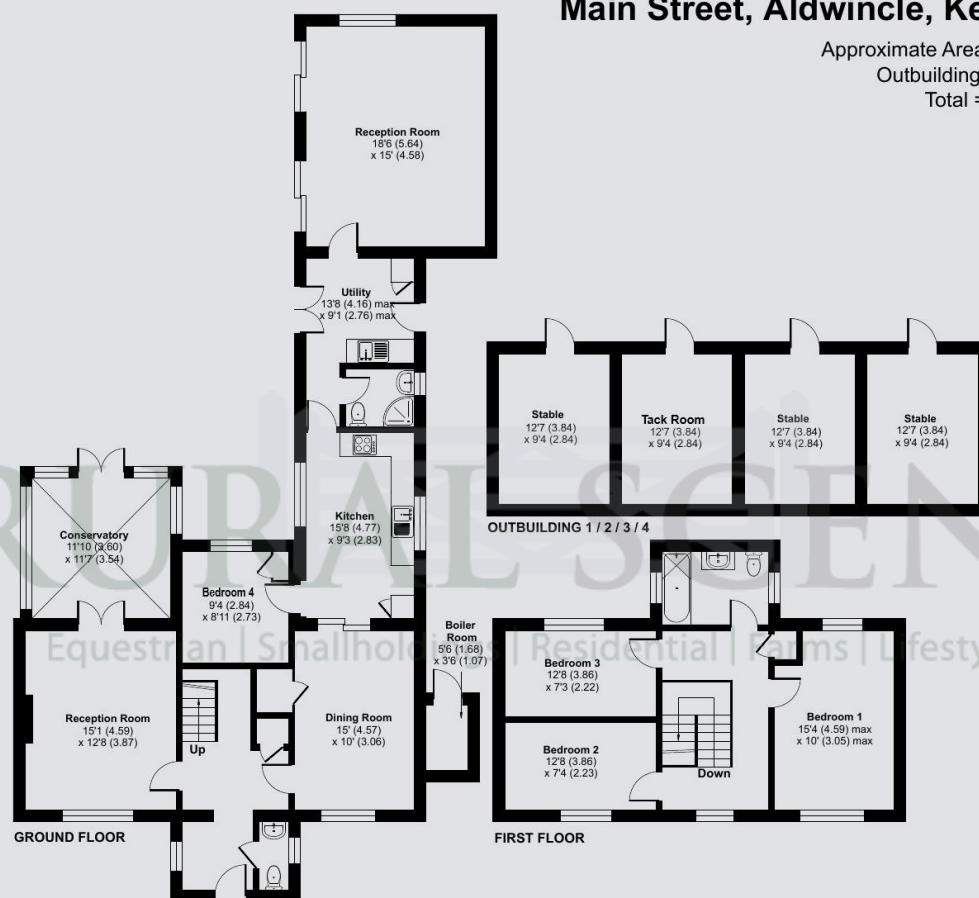
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DIRECTIONS

From the A14 junction 12, take the A6116 towards Corby and
then take the right hand turn signposted Aldwinckle. Follow the
road towards the village, and the entrance to the property is on
Lowick Road, on the right-hand side just after the 30 mph speed
sign, prior to entering the village.

The postcode will not get you to the property.

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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