

BRENNAN

BESPOKE



GUIDE PRICE

£995,000

Duck End

Cranford, NN14 4AD

A rare opportunity to acquire this stunning four bedroom detached home with equestrian facilities in the sought-after village of Cranford, available for the first time since it was built by the current owners in the early 1980s. Set within approximately four acres of land and surrounded by beautiful open countryside, the property offers significant curb appeal and enormous potential for those looking to create their dream village retreat. The accommodation includes four generously sized double bedrooms, a family bathroom, and an en-suite to the master bedroom. Downstairs comprises a spacious lounge with stone surround fireplace with log burner leading into a dining area, a separate kitchen with worktops and storage cupboards with a separate utility room, a ground floor bathroom, a study, and a double garage. While the home requires modernisation throughout, it provides the perfect canvas for personalisation. Outside, the grounds feature a timber stable block with access to paddocks and land, a large private rear garden ideal for entertaining or relaxing, and a sweeping driveway providing ample parking. Located in one of Northamptonshire's most desirable villages, this property is just a short distance from the well-regarded Cranford Primary School and the award winning Greedy Gordans Red Lion pub. This is a truly unique opportunity to purchase a forever home in a peaceful, well-connected village setting

4



2



3



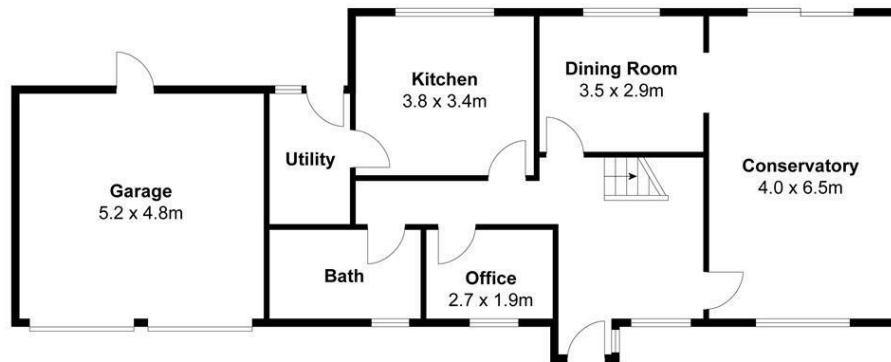


OFFICE ADDRESS

BRENNAN BESPOKE
 2 The Tithe Barn Glendon Lodge Farm
 Glendon
 Kettering
 Northamptonshire
 NN14 1QF

OFFICE DETAILS

01536 904400
 info@brennanbespoke.co.uk
<https://www.brennanbespoke.co.uk>



For identification only not to scale

BRENNAN
 BESPOKE

LOCAL AUTHORITY
 North Northamptonshire

TENURE
 Freehold

COUNCIL TAX BAND
 G

VIEWINGS
 By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			63
(39-54) E		39	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements