



16 High Street
Chelveston, Northants NN9 6AS



Simpson & Partners



Set on a great sized private plot in the sought after village location of Chelveston. The property is ideally situated for country walks and rural living with access to the local village pub. The towns of Raunds and Higham Ferrers are a short drive away providing many amenities to include shops, schooling, restaurants, etc. Further benefits include off road parking and double garage with private gardens. Offering flexible accommodation across two floors with the addition of utility and wc to the side. Enter the property into the hallway with stairs rising to the first floor and doors to: lounge/dining room with feature stone fire place and windows to front and side with patio doors leading out to the conservatory set to the rear overlooking the rear garden. Sitting room/snug set to the front, study to the rear giving the option of working from home. kitchen/breakfast room fitted with ample storage and built in eye level double oven and gas hob with extractor over, door leads to rear lobby giving access to useful utility room and downstairs wc. To the first floor are four double bedrooms with built in storage to two bedrooms and en-suite facilities to master as well as family bathroom fitted with a four piece suite. The property is set well back from the road with stone wall enclosed front garden laid to lawn with mature trees and pathway to front door and gated access to the rear. To the side is gravelled driveway providing ample off road parking leading to a double detached garage. The larger than average rear garden offers a private aspect with mature trees and planting, extensive lawn, patio areas and gravel seating area, greenhouse and further hardstanding ideal for growing vegetables. Viewing is highly recommended to appreciate the size and location of this well presented family home. Council tax Band E. Energy Rating D.

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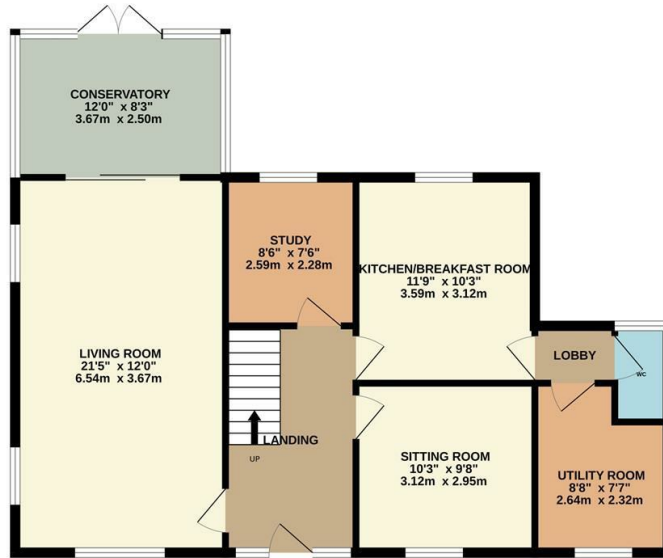
Offers In Excess Of £500,000



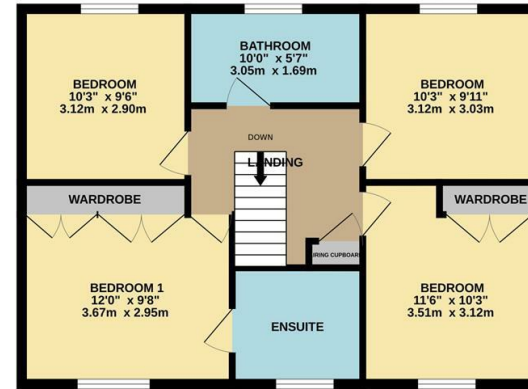
Chelveston is a lovely rural village with many countryside walks and family run pub. Access to the renowned Stanwick Lakes which offers numerous bike trails with cycle hire available, walks and nature reserve is a short drive away along with Rushden Lakes development providing shops, restaurants and cafes. The village of Kimbolton is approximately 7 miles away providing sought after schooling and village amenities. Situated conveniently for the A45, A14 and A6 leading to the major road network links of the M1/A1 and M6. The local train stations are located in Wellingborough St Neots giving access to the capital in 50 minutes.



GROUND FLOOR
836 sq.ft. (77.7 sq.m.) approx.



1ST FLOOR
638 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA: 1474 sq.ft. (137.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only 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 can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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