

# HENDERSON CONNELLAN

ESTATE AGENTS



Islington, Titchmarsh, NN14

“The Generation Game”

## "The Generation Game"

This significant, detached home occupies an exceptional position with wonderful views over grazing land to the front, the church providing a striking back drop. This substantial home offers a versatile home with an Annex area, perfect for family or multigenerational living. The village is super convenient for Thrapston and Oundle, but also benefits from a village store, pub/restaurant, primary school and rural walks. The stylish interior includes an entrance hallway, living room enjoying the warmth of a woodburner, conservatory, study/snug and a stunning, designer kitchen/dining room with integrated appliances and marble worksurfaces with adjoining utility room. The versatile ground floor continues with the annex option to include a living room with vaulted ceiling, kitchen, bathroom and two bedrooms, all accessed from the ground floor or with its very own private access. Upstairs there are two further double bedrooms with a principal bathroom and separate washroom. Outside the deep frontage offers plenty of parking enclosed by timber fencing, the generous west large facing rear garden has natural stone patio, perfect for outdoor living and family play. A unique and impressive home!

**Living Room** - 6.2m x 3.84m (20'4" x 12'7")

**Kitchen/Dining Room** - 6.76m x 3.56m (22'2" x 11'8")

**Study/Snug** - 3.25m x 2.51m (10'8" x 8'3")

**Utility** - 3.12m x 1.96m (10'3" x 6'5")

**Shower Room** - 2.64m x 0.89m (8'8" x 2'11")

**Conservatory** - 3.25m x 2.84m (10'8" x 9'4")

**Annex Living Room** - 4.24m x 4.04m (13'11" x 13'3")

**Annex Kitchen** - 4.42m x 4.19m (14'6" x 13'9")

**Bedroom 3** - 4.22m x 3.76m (13'10" x 12'4")

**Bedroom 4** - 3.35m x 1.8m (11'0" x 5'11")

**Annex Bathroom** - 2.57m x 1.7m (8'5" x 5'7")

**Bedroom 1** - 3.86m x 3.61m (12'8" x 11'10")

**Bedroom 2** - 3.58m x 3.18m (11'9" x 10'5")

**Bathroom** - 2.54m x 2.18m (8'4" x 7'2")

- Village Location with Countryside Views
- Four/Five Bedroom Home with Annex
- Open Plan Kitchen/Dining Room
- Three Bathrooms
- Living Room with Wood Burner
- Gas Central Heating/Oil Aga/Electric Underfloor in Annex
- Driveway for Three Cars with Pebbled Front
- Large West-Facing Garden
- EPC RATING: PENDING

**Council Tax Band:** E

**Tenure:** Freehold





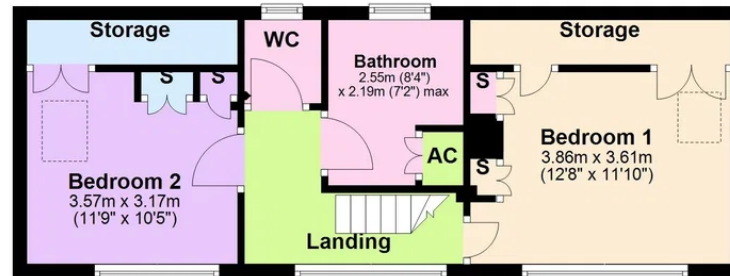
## Ground Floor

Approx. 160.9 sq. metres (1732.2 sq. feet)



## First Floor

Approx. 40.0 sq. metres (431.0 sq. feet)



Total area: approx. 201.0 sq. metres (2163.2 sq. feet)



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