

1 The Green

Brington, Cambridgeshire PE28 5BP

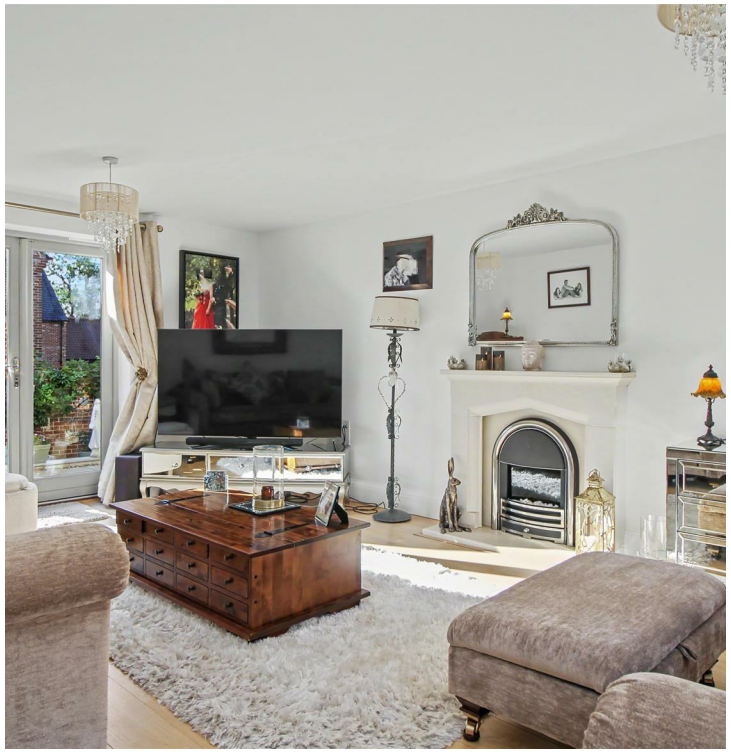
Simpson & Partners



Guide Price £480,000-£495,000 If you're looking for a beautiful village location you will love this family home which has a primary school, easy access to the A14 & A1 for Cambridge, Huntingdon, Rushden and Peterborough, all but a few miles away. There is a private school in Kimbolton which is only 10 minutes away and has a great doctor's surgery, dentist and various shops including a well stocked Budgens. The house is beautifully furnished to a high specification with bespoke kitchen and granite worktops, three good sized bedrooms and the property offers a separate home office/gym which is currently used as a treatment room, completely insulated with plenty of storage. There is parking for four cars, it's set in a private road which is maintained to a high standard. There is a private tennis court and the area has beautiful country walks and only a short drive away you can get Oundle which is like having the Cotswolds on your doorstep. Charming village with beautiful shops, cafés and restaurants. The house has been finished to a high standard and includes wooden flooring throughout and oak internal doors. Light and airy sitting room boasting feature fireplace and patio doors leading out to the rear garden, kitchen/dining room fitted with ample storage and island unit and integrated appliances, useful utility room and downstairs wc. Spacious landing having views over open fields and doors leading to three double bedrooms with the master having the benefit of dressing room with built in wardrobes leading to en-suite shower room and family bathroom fitted with a three piece suite. Externally the property boasts off road parking leading to the studio and gated access to the rear garden offering a private aspect with large patio area and steps leading down to a lawn and further gravel area with shed. Viewing is highly recommended to appreciate the location and interior of this lovey home. Council Tax Band D.

3 2 1

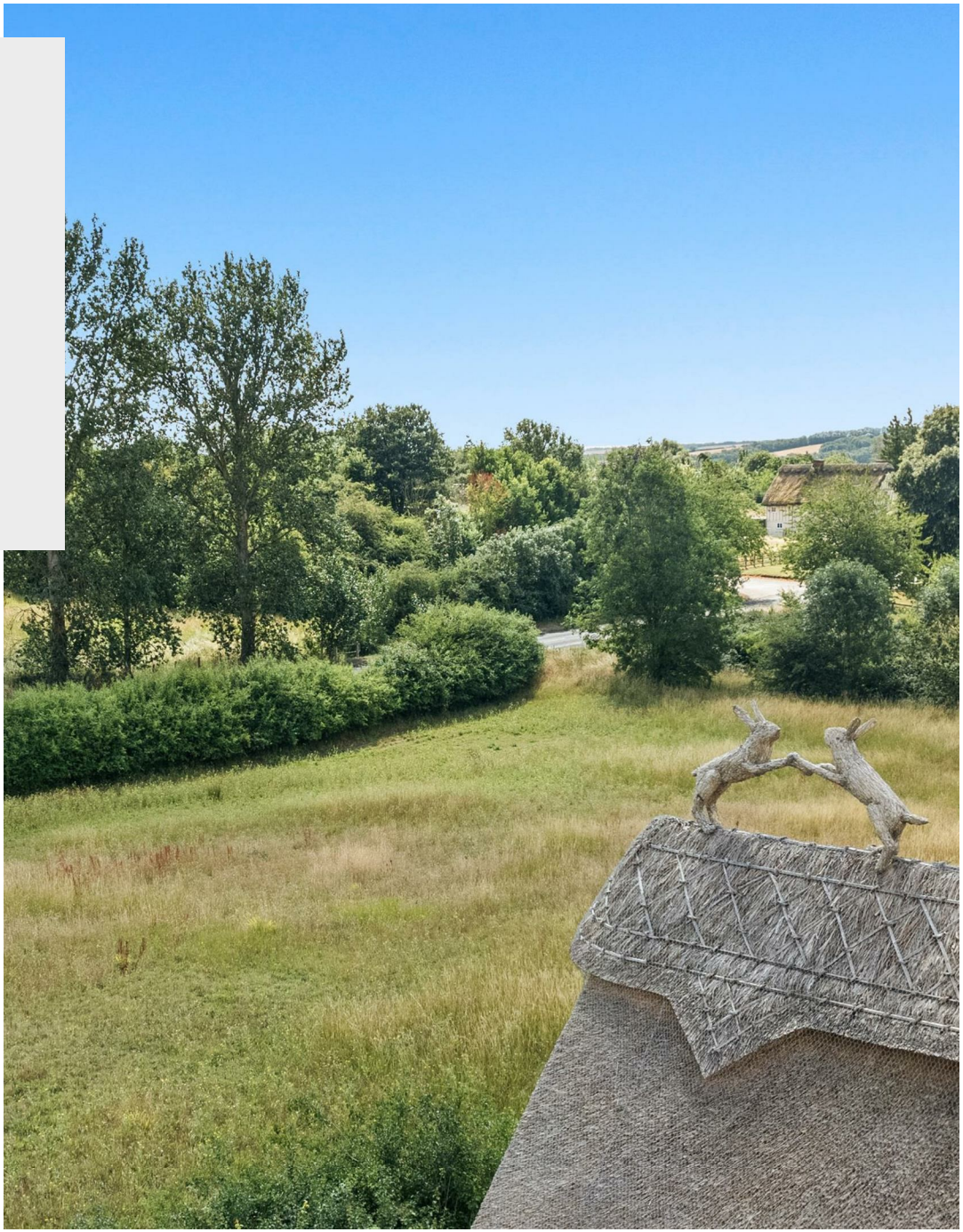
Guide Price £480,000







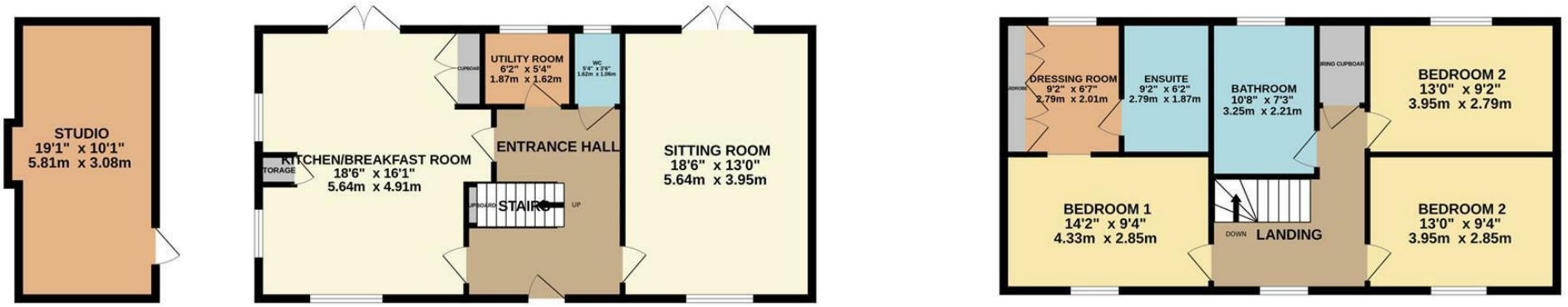
Brington is a small village with primary school and lovely countryside walks on your doorstep with the market towns of Thrapston and Oundle a short drive away where you will find further amenities to include shops, cafes, pubs, restaurants, etc and the main train stations are located in Huntingdon and Peterborough giving access to the capital in under and hour. Cambridge is also within easy access.





GROUND FLOOR
882 sq.ft. (82.0 sq.m.) approx.

1ST FLOOR
701 sq.ft. (65.1 sq.m.) approx.



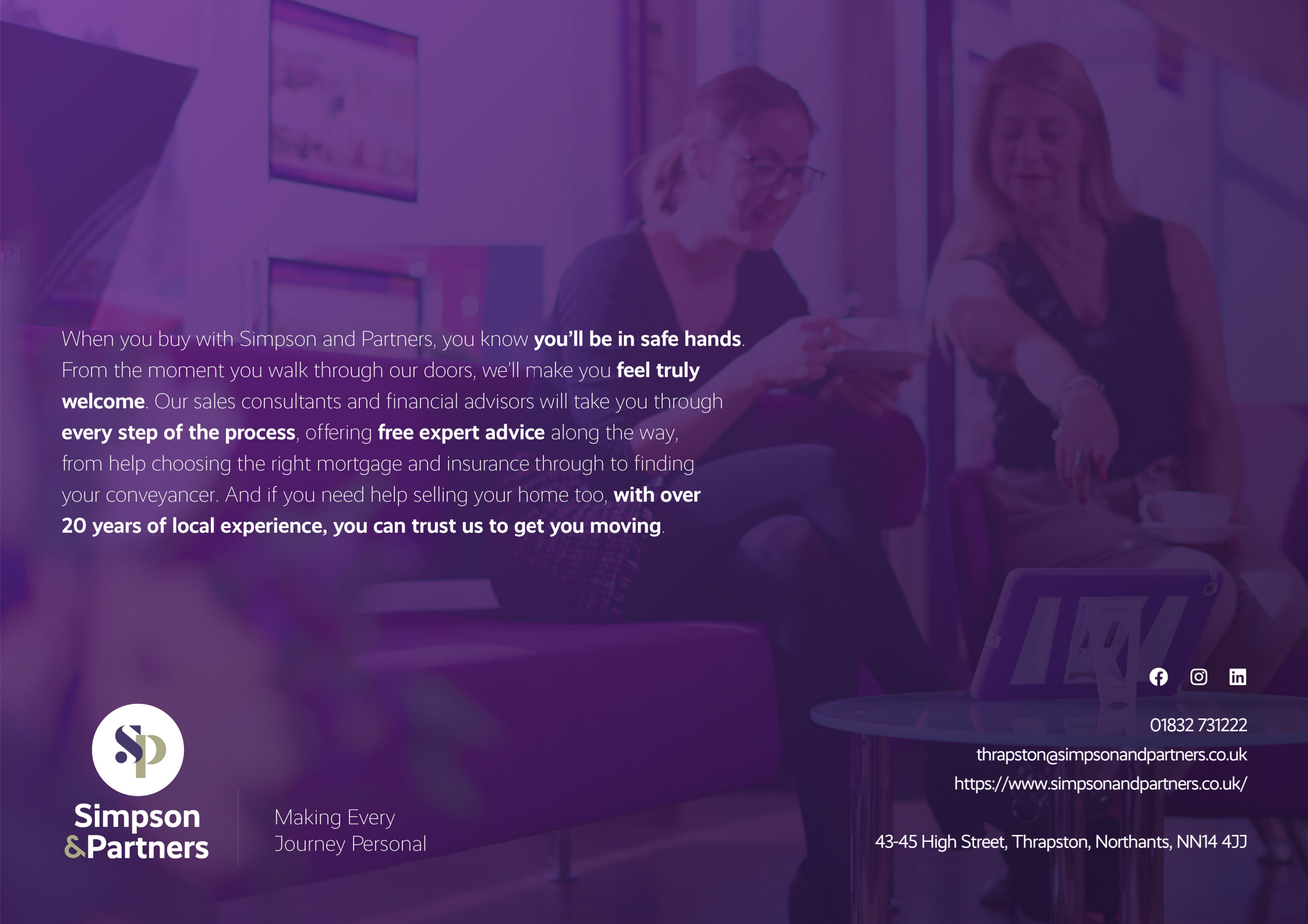
TOTAL FLOOR AREA : 1583 sq.ft. (147.1 sq.m.) approx.

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 be tested and no guarantee as to their operability can be given
Made with Metropix ©2025





You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



When you buy with Simpson and Partners, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.

Simpson &Partners

Making Every Journey Personal

01832 731222

thrapston@simpsonandpartners.co.uk

https://www.simpsonandpartners.co.uk/

43-45 High Street, Thrapston, Northants, NN14 4JJ