



Springfield Freemans Lane, Denford **Freehold** £495,000

**Pattison
Lane**

Key Features

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- Four Bedroom Detached Home
- Occupying An Envable Position on a Quiet Lane at the Edge of the Village
- Views: Uninterrupted field views to the front; stream-side setting to the rear.
- Kitchen: Incredible vaulted ceiling with a feature arched window.
- Flexibility: Ground floor bedroom / office and shower room

Occupying an enviable position on a quiet lane at the edge of the village, Springfield is a masterclass in elegant, versatile living, offering breathtaking and ever-changing views over the rolling fields directly to the front.

This flawlessly presented home seamlessly blends country charm with contemporary sophistication, featuring a magnificent vaulted kitchen-diner that serves as the architectural heart of the property.

The Property

From the moment you arrive, the care and attention to detail invested in Springfield are immediately apparent. The ground floor is designed for both grand entertaining and practical, long-term living. The highlight of the home is undoubtedly the kitchen/breakfast room; a stunning space boasting a vaulted ceiling with exposed timber beams and an expansive arched feature window that frames the pastoral views like a living piece of art.



The flow continues into a formal dining room and a warm, inviting living room, which opens through French doors into an impressive conservatory. Bathed in natural light, the conservatory serves as a tranquil secondary lounge with garden views.

Versatility is a key hallmark here. The ground floor includes a large bedroom—currently utilized as a sophisticated home office—situated adjacent to a modern shower room and utility space. This layout offers a perfect solution for those requiring a guest suite or future-proofed ground-floor living.

Upstairs, the landing leads to three further beautifully appointed bedrooms and a family bathroom. The primary bedroom is a sanctuary of calm, featuring extensive built-in wardrobes and soft, neutral tones that maximize the light from the dormer windows.

Outside & Gardens

The exterior spaces are as meticulously maintained as the interior:

- The Front: A substantial resin driveway provides ample parking for multiple vehicles, bordered by classic iron railings and manicured shrubbery.
- The Rear: The southerly facing garden is a sun-drenched haven. Landscaped for low maintenance, it features a broad paved terrace perfect for alfresco dining, a charming timber playhouse or potting shed, and a peaceful aspect alongside a gentle stream.

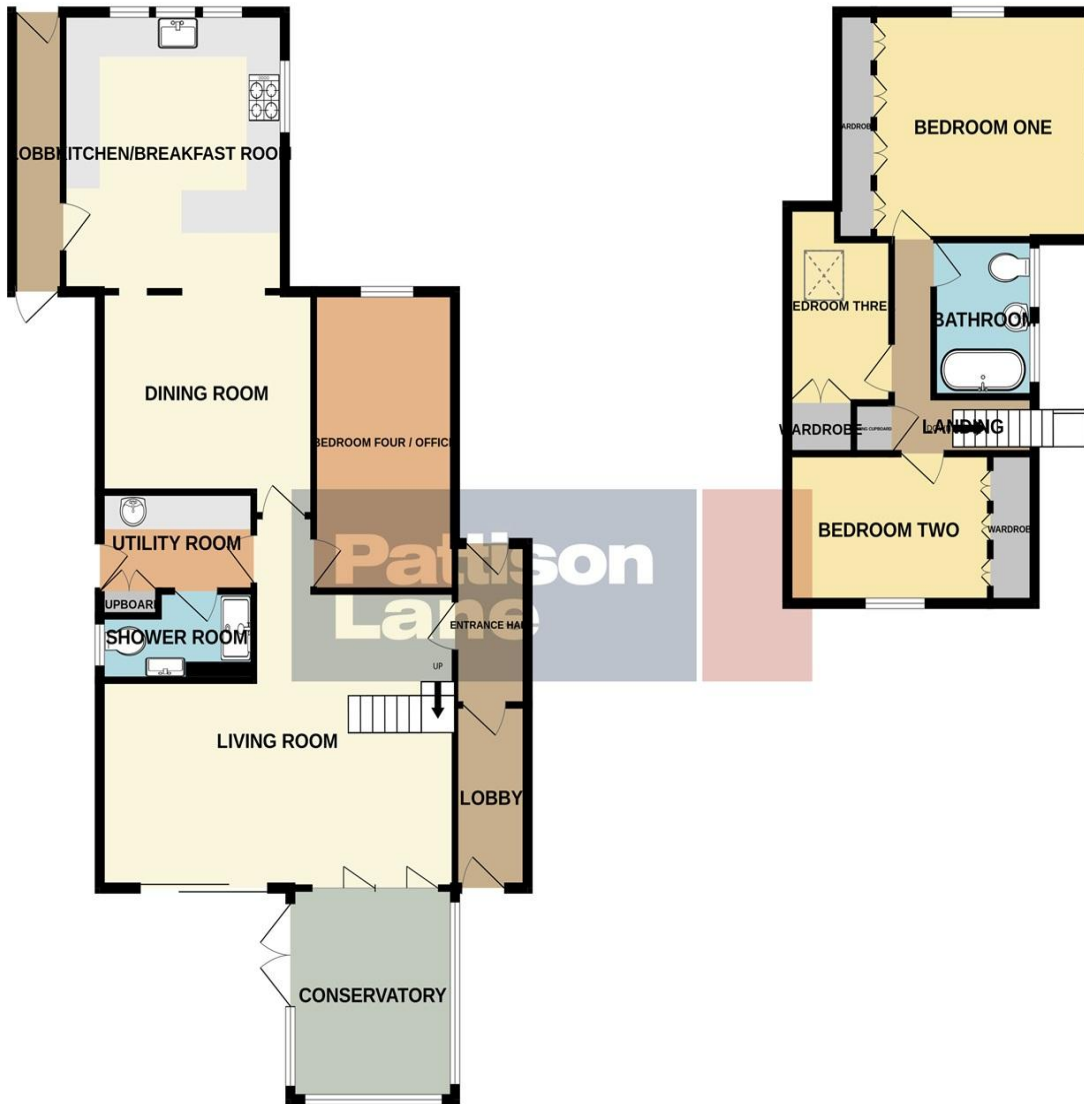
Location: Denford

Springfield is located in the picturesque Northamptonshire village of Denford, a community defined by its riverside setting on the Nene and its abundance of scenic walks. While offering a peaceful, rural escape, the property remains exceptionally well-connected, sitting just a short drive from the vibrant market town of Thrapston. Here, you'll find a wealth of local amenities, boutique shops, and eateries, offering the perfect balance of village serenity and town convenience.



GROUND FLOOR
1089 sq.ft. (101.2 sq.m.) approx.

1ST FLOOR
470 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 1559 sq.ft. (144.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should 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 or efficiency can be given.

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The accommodation comprises:
ENTRANCE HALL

REAR LOBBY TO REAR GARDEN

LIVING ROOM 21'1 max x 15'4 max (6.42m x 4.67m)

CONSERVATORY 9'9 x 11'2 (2.97m x 3.40m)

DINING ROOM 9'9 plus recess x 12'3 (2.97m x 3.73m)

KITCHEN / BREAKFAST ROOM 13'3 x 14'1 (4.03m x 4.29m)

SIDE LOBBY TO FRONT AND REAR GARDEN

OFFICE / BEDROOM FOUR 8'4 x 16'1 (2.54m x 4.9m)

UTILITY ROOM LEADING TO SHOWER ROOM

FIRST FLOOR LANDING

BEDROOM ONE 13'4 plus wardrobe max x 11'6 (4.06m x 3.50m)

BEDROOM TWO 12'6 plus wardrobe x 7'11 (3.81m x 2.41m)

BEDROOM THREE 8'2 max x 9'6 max (2.48m x 2.89m)

BATHROOM

OUTSIDE

FRONT GARDEN / DRIVEWAY

REAR GARDEN

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