



## Geddington Grange Cottage, Grange Road, Geddington NN14 1AL

### Asking Price £795,000

Nestled within the small community of Geddington Grange, this delightful period stone and thatched home offers a high degree of seclusion and privacy. Located just 1.5 miles from the centre of Geddington and only 3.5 miles from the centre of Kettering, Geddington Grange is surrounded by open countryside and the Cottage grounds extend to just under 0.5 acres. The plot features secluded gardens, extensive parking, a double garage, a stable/store and a period style fully equipped aluminium greenhouse.

This Grade II listed property is believed to date back to the 18th century, with extensions added in the 1990s and early 2000s. Predominantly built of limestone with a thatch roof, the home is mostly double glazed and benefits from Calor gas central heating. The well-planned accommodation includes a semi-circular garden room with a high vaulted ceiling, offering a commanding view of the gardens. The spacious lounge features an open fireplace, while the separate dining room has a multi-fuel burner. The handcrafted kitchen, created by a highly reputable local joiner, includes granite worktops, a large breakfast island, and an Aga with gas hob and electric ovens, as well as a separate oven for summer use. Gigaclear provide Ultra Fast Broadband.

The current owner has extended and improved this delightful family home, but now the time has come for a new generation to enjoy the opportunities it offers. No chain.

**Tenure: Freehold**  
**Council Tax Band: F**  
**Energy Rating: Exempt**

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## Reception Hall

An impressive entrance with galleried landing creating a real feeling of space.

## Lounge

6 window bay with seating 2.88m deep x 1.77m wide (9'5" x 5'9"). Impressive open fireplace, built in cupboards to recesses.

## Dining Room

Multi fuel burner

## Garden Room

A delightful addition by the present owner, exposed oak timbers, vaulted ceiling 4.58 to ridge (15'), tiled floor with under floor electric heating.

## Inner Hall

Built in cupboards

## Lobby

Door providing access to west side garden with gate to road and access to garage.

## Cloakroom/wc

## Breakfast Kitchen

Bespoke fitted kitchen by J G Smith joinery of Kettering. Granite work tops and island unit, Aga with six ring gas hob and electric ovens, integrated summer oven, dishwasher.

## Utility Room

Belfast style sink.

## Landing

Spacious and light

## Bedroom 1

Double aspect, built in wardrobes

## Bathroom

En suite to Bedroom 1 and with direct access from the Landing

## Shower Room

En suite to Bedroom 1 and with direct access from the Landing. Cupboard with boiler (installed June 2025)

## Rear Landing

Side window and access to bedroom 2

## Bedroom 2

A really interesting room with exposed beam and 2 windows either side, east and west

## En Suite Bathroom to bedroom 2

Shower bath

## Bedroom 3

## Bedroom 4

Paddle staircase to Loft room

## Loft Room 1

Cupboard with hot water tank (new 2025). Pressurised hot water system. Access to under eaves storage space.

## Loft Room 2

Access to under eaves storage area

## Outside

The entrance road from Grange Road is in the ownership of Boughton Estates providing access to the farmers field and also the next door neighbours garden. The upkeep of this road is shared with Boughton Estate. Most of the garden is to the front of the property with two distinct garden areas to either side of the property. A long drive leads past the front of the property to a double garage block with stable/store topped with a clock tower and weather vane. To the side of the garage there is concealed utility area with calor tank and second greenhouse. To the side of this area there is a period style modern, break front, aluminium greenhouse.

## Greenhouse

Equipped with lighting, power, water and sink and fronted with cold frames.

## Double Garage

Light and power. Stable/store 2.9 x 4.5 (9'6" x 14'9")

## SERVICES

Mains electric, metered mains water supplied via Boughton Estate, Calor gas tank located between the garage and main greenhouse, drainage to septic tank described to the owner as 'Victorian 3 chambered'. According to Offcom, and Gigaclear, Ultra fast broadband is available.

## VIEWING

By appointment only. Please use What 3 Words to find the exact location. The following 3 words will take you to the front door: helpfully/leaflet/guards

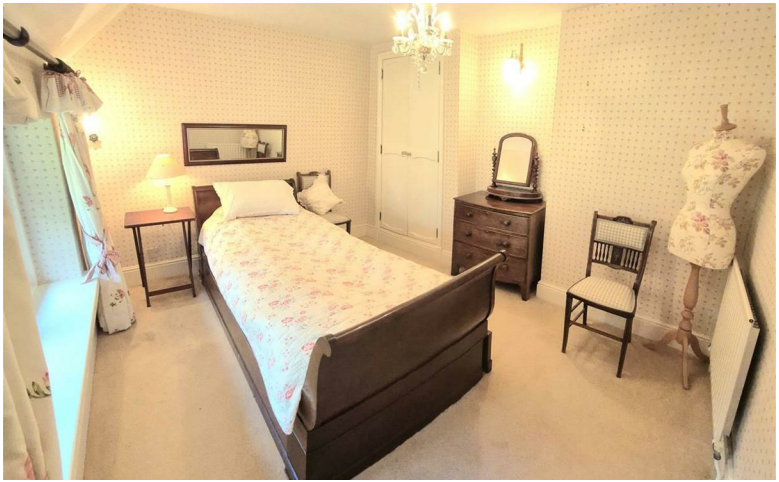
## Agents Note

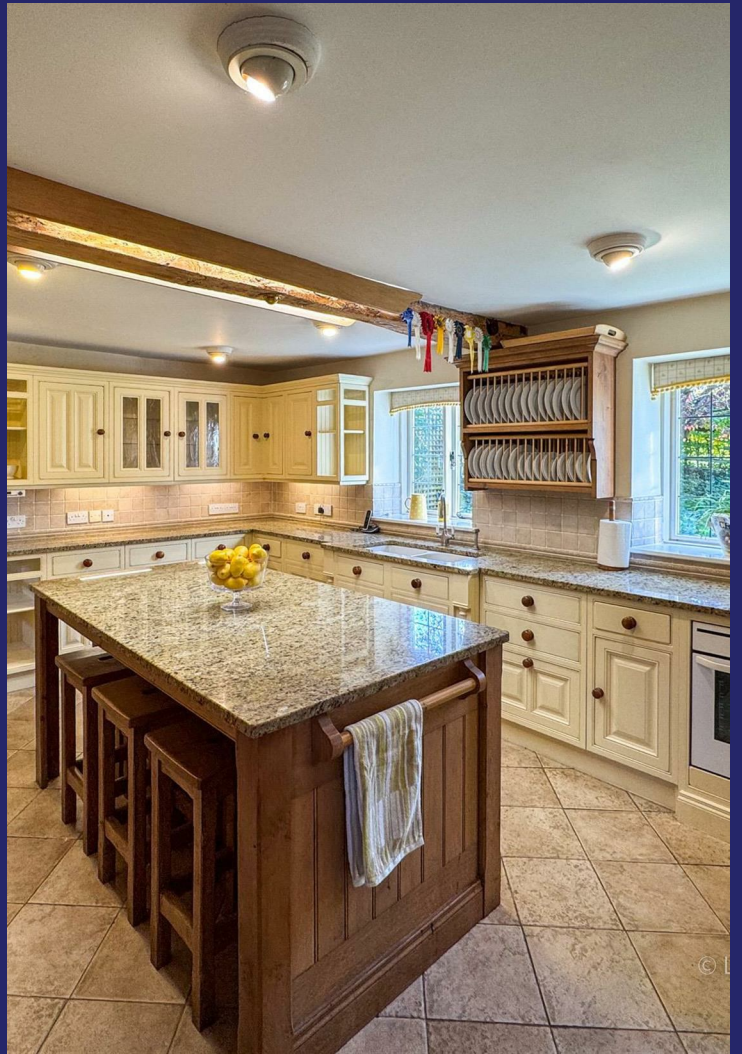
A copy of the title and plan together with Historic England listing details is available by email upon request.

Thatch: Main house re thatched 2009. Ridges and Garden Room re thatched 2024.









TOTAL FLOOR AREA : 2700 sq.ft. (250.8 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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- Detached, stone and thatch, Grade II listed, 18th-century home with 1990s and 2000s extensions
- Large garden room, spacious lounge with open fireplace, dining room with multi fuel burner
- Bespoke kitchen with granite worktops, large island, electric Aga with 6 ring gas hob, integrated summer oven
- Secluded plot of just under 0.5 acres, extensive parking, double garage, stable store, period style aluminium greenhouse
- Located on the edge of a small hamlet set in open countryside. Easy access to A14 and Kettering station
- No onward chain - ready for a new generation to enjoy the opportunities that this delightful home offers



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2 Silver Street, Kettering,  
Northamptonshire, NN16 0BN  
Tel: 01536 312 600

sales@lucasestateagents.co.uk

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