



BY DESIGN



Moorend

Thurning, Northamptonshire

Modern countryside living at its finest

Positioned within a tranquil Northamptonshire hamlet, this striking home offers space, light and a lifestyle that feels a world away from the everyday. Designed for modern living yet rooted in its countryside surroundings, its a home that delivers presence and peace in equal measures.

Tucked away within the peaceful hamlet of Thurning, this beautifully presented four bed home brings real quality of life. Enjoying a quite, private setting while remaining conveniently located for the highly regarded market town of Oundle.

The accommodation is well proportioned extending to approximately 2,200 sq ft and designed to support both relaxed day-to-day living and more formal entertaining. At the heart of the home sits a kitchen and dining space, thoughtfully arranged to create a sociable and light-filled environment, complemented by a series of versatile reception areas that offer flexibility for modern family life.

Throughout, the property has been designed to maximise natural light and connection to the surrounding countryside, with a layout that flows effortlessly from one space to another.















Key features

A particular feature of the home is its modern, energy-efficient design, including underfloor heating and an air source heat pump, providing both comfort and long-term efficiency in equal measure.

Reception rooms

There is a substantial and beautifully bright lounge with a log burner and lots of windows affording views of the front and rear gardens as well as a separate dining room.

Bedrooms

Each of the four bedrooms are well-sized, offering a calm and comfortable retreat, supported by well-appointed bathrooms.

Outside

The property sits within a well-balanced plot, offering a private garden that enjoys a peaceful outlook and provides the perfect setting for outdoor dining, entertaining or simply enjoying the tranquillity of the surroundings.

Location

Thurning is a small and highly desirable rural hamlet, known for its unspoilt countryside and sense of quiet seclusion. Nearby Oundle offers a range of independent shops, restaurants and cafes, alongside excellent schooling, making the area particularly attractive to those seeking a refined country lifestyle without compromising on the convenience of nearby amenities.

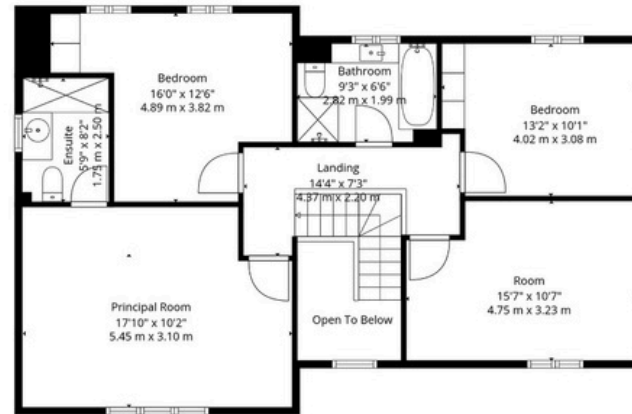
“This is a home that delivers space, light and modern convenience, all within a setting that feels quietly removed from the pace of everyday life.”

Floorplan

Ground Floor



First Floor



Main House Approximate Area: 175m² | 1884 sq ft.
Garage Approximate Area: 28.8m² | 310 sq ft.
Total Approximate Area: 203.8m² | 2194 sq ft.

Whilst every attempt has been made to ensure the accuracy of the floorplan, 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. Windows, doors, room sizes and other items included in this floorplan are **NOT TO SCALE**.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 104 A |
| 81-91 | B | 86 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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Services

Utilities - The property is believed to be connected to mains electricity, water, drainage and heating is via an air-source pump. The property benefits from underfloor heating throughout the ground floor.

Mobile Phone Coverage- 4G mobile signal is available in the area we; advise you to check with your provider

Broadband Availability – FTTP Ultrafast Broadband is available in the area; we advise you to check with your provider

Freehold | Council Tax Band: G | EPC - B

Local Authority: East Northamptonshire





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National audience

local knowledge