



BOX TREE HOUSE

CHURCH STREET • HARGRAVE • NN9 6BW



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AT A GLANCE

- Characterful country residence occupying an elevated position with wonderful countryside views.
 - Wonderfully renovated, remodelled and enhanced accommodation of undoubtedly quality.
- Grounds approaching one- and three-quarter acres with fine formal gardens, spinney and meadowland.
- Over 2,900 sq. ft. of outstanding living space for the larger or extended family, or those just looking for a beautiful home.
 - Five reception areas, five bedrooms and four bathrooms – three en suite.
- Superbly crafted kitchen/breakfast room extending to around 21 ft. x 18 ft with Limestone floor, Bianco Antico Granite counters and bespoke cabinets.
 - Superb principal bedroom with dressing room and en suite.
 - Two cloakroom toilets
 - Wealth of charm and fine original features.
 - Two Gated Entrance and driveway leading to extensive parking turning space with access and double garage.
- Peaceful, rural environment with bridleways accessed from nearby Brook Street and Nags Head Lane.



THE VILLAGE

Hargrave is a charming, small village situated within rural Northamptonshire - just off the B645 and close to its borders with Cambridgeshire and Bedfordshire – boasting an attractive and varied mix of properties, with the Anglican All Hallows Church at its heart. The larger villages of Raunds (3 miles) and Kimbolton (5 miles) offer a host of local shops, amenities and recreational facilities. The nearby towns of Wellingborough, Bedford and St. Neots offer a mainline commuter service, with the recently upgraded A14, M1/M6 and A45 all in close proximity. The excellent retail and leisure park at Rushden Lakes is about 8 miles away.

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Guide Price £1,300,000

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THE PROPERTY

Box Tree House is an imposing, grade II listed Thatched Cottage perfectly positioned set back from the road and occupying an exceptional plot with over one- and three-quarter acres of fine gardens and grounds.

The property has been extensively and sympathetically remodelled and meticulously renovated over recent years - including being fully rethatched in 2022 - to create a wonderfully bespoke residence offering supremely comfortable accommodation of undoubted quality, with outstanding living accommodation extending to a generous 2,970 square feet and will equally suit the growing or extended family and those looking for a comfortable home with a wealth of character and original features, and which takes full advantage of the garden views and delightful semi-rural location.

In brief, the property features a four reception areas including sitting room and snug – both with wood burning stoves – a family/ tv room and useful study/home office.

The well-planned and finely crafted breakfast kitchen is perfect for entertaining, with extensive Bianco Antico Granite counters, a comprehensive range of bespoke cabinets and appliances. There is also an adjacent, practical laundry/utility room and guest cloakroom.

The principal bedroom features both a dressing room and en suite and there are a four further bedrooms - all doubles - two with en suite and one with a 'Jack and Jill' bathroom.

ACCOMMODATION IN BRIEF:

Entering the property via the rear hall with Limestone tiled flooring, there is a cloakroom/WC – ideal when working or entertaining in the garden - and a practical laundry/utility room which could also serve as a space for muddy boots and dogs!

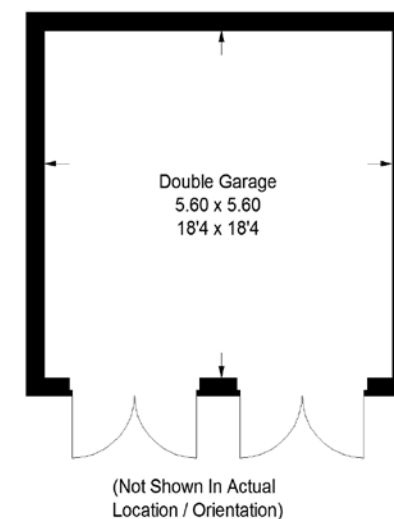
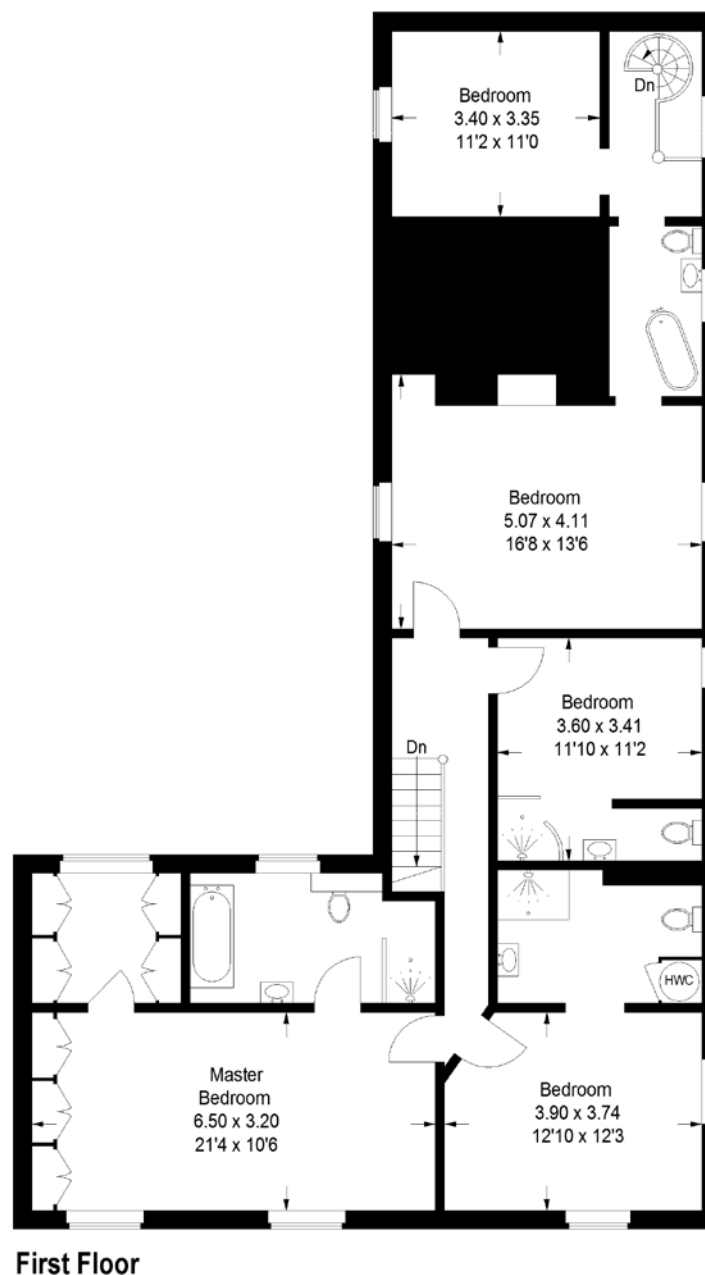
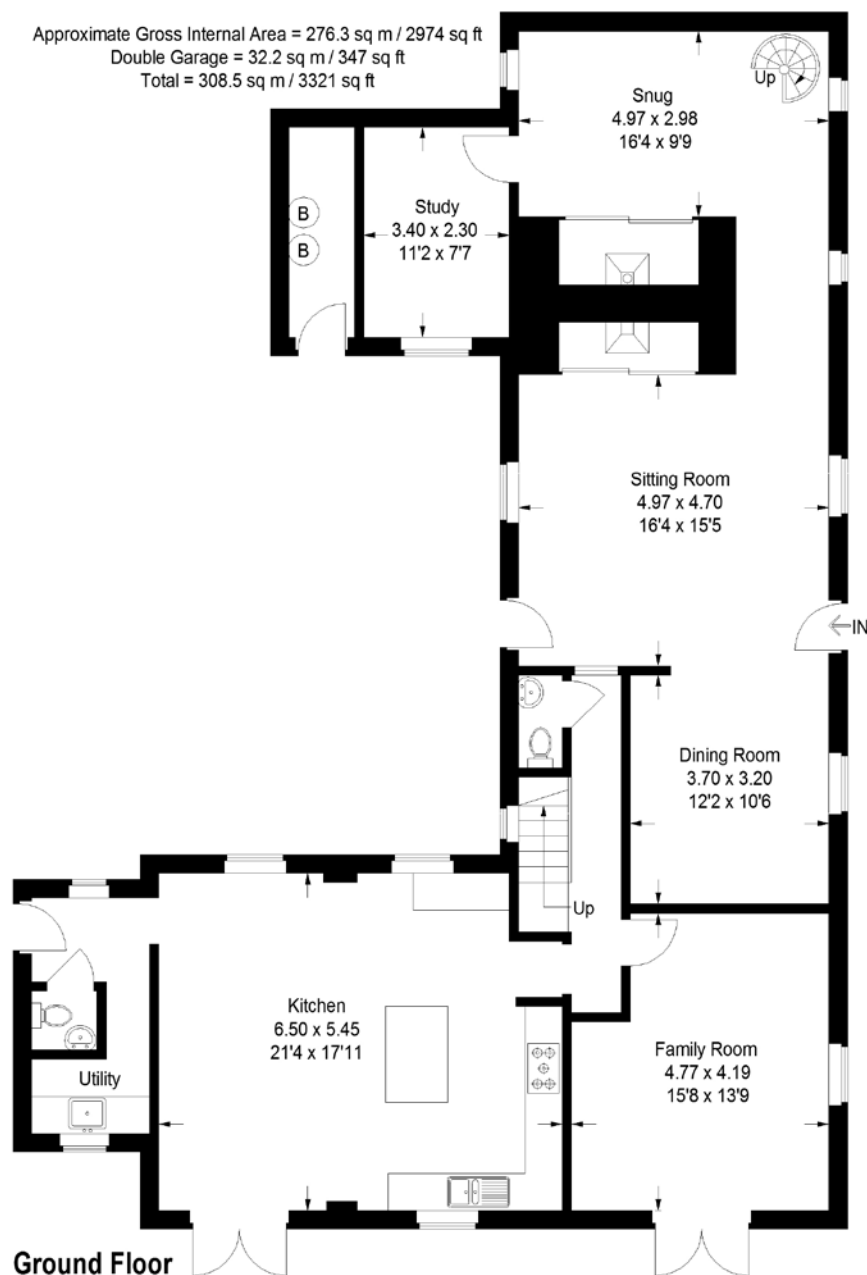
The fully bespoke kitchen/breakfast room has French doors opening onto the garden terrace and provides a comprehensive array of cabinets with Bianco Antico Granite counters and upstands, inset double ceramic sink and drainer with mixer tap, preparation area and appliances to include oven with gas (LPG) hob, granite splashback and extractor hood, additional oven and coffee maker, dishwasher, wine cooler and American-style fridge/freezer. The Bianco Antico Granite topped central island features glazed cabinets and there is also ample space for the Bianco Antico Granite breakfast table.

The Limestone floor has underfloor heating and this extends through the inner hallway with second cloakroom and Oak staircase leading to the first floor, and into the family/TV room which also enjoys French doors which open to the garden.

The generously proportioned, dual aspect sitting room offers a wealth of original exposed timbers and an inglenook fireplace with oak bressummer and tiled hearth, incorporating a wood burning stove. There is ample space for a dining table, if required, along with doors opening to both front and rear gardens.



Approximate Gross Internal Area = 276.3 sq m / 2974 sq ft
 Double Garage = 32.2 sq m / 347 sq ft
 Total = 308.5 sq m / 3321 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1180355)
 Housepix Ltd



Through then to the snug also offers a wealth of original exposed timbers and a delightful stone inglenook fireplace with oak bressummer and tiled hearth, incorporating a wood burning stove. With the study adjacent, and spiral staircase to the first floor, this area would make an ideal space for visitors or extended family.

The five double bedrooms and four beautifully appointed bathrooms on the first floor are served by two staircases, with the main landing accessed via the inner hall and the secondary landing via the snug.

The exceptional principal bedroom is fitted with a full range of bespoke wardrobes, with a walk-in dressing room and has its own fully tiled bathroom with suite comprising stunning Nickle double-ended 'slipper' roll-top bath with wall-mounted 'waterfall' taps, large walk-in shower, wall-hung washbasin and WC with concealed cistern.

The second bedroom has both wardrobe space and a charming stone fireplace recess, plus an opening to the adjoining 'Jack and Jill' bathroom with roll-top bath, pedestal washbasin and WC. This bathroom is also accessed via the secondary landing and also serves

the fifth bedroom. The two additional bedrooms both have private en suite facilities.

OUTSIDE

The property is set well back from the road on a gently elevated plot with post and rail fencing and mature trees forming the boundary. A gravelled driveway and five-bar gates give access to the extensive parking/turning space and large detached pantiled garage.

There is a delightful wrap-around paved pathway and terrace providing seating areas and places to enjoy views of the garden and the surrounding rural landscape. The garden provides a peaceful environment with expansive areas of lawn interspersed with a wide variety of mature trees and shrubs, with post and rail fencing and hedgerow, extensive exterior lighting, wood store shed, summerhouse and boiler room.

Note: The property features gas (LPG) fired central heating with Chrome radiators. There is one electric shower and a large water softner.

PANTILED BARN/ DOUBLE GARAGE

5.60m x 5.60m (18' 4" x 18' 4").

BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.



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