

THE RIDINGS

CHURCH ROAD • HARGRAVE • NN9 6BQ





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KEY FEATURES

- Stunningly individual detached home enjoying unrivalled views over open countryside.
- Superbly positioned, set back from the road down on lane with just three discrete properties.
- Mature plot of around 0.4 of an acre with delightfully landscaped, wrap-around gardens.
- Versatile and adaptable accommodation in excess of 2,300 square feet.
- Exceptional living space, ideal for the extended family, entertaining or homeworking.
- 22 ft. kitchen/breakfast/dining room with quality cabinets and central island.
- Master and guest bedrooms, both with en suite, plus family bathroom.
- Study/home office/occasional bedroom four.
- Extensive driveway, parking/turning space and double garage.

THE VILLAGE

Hargrave is situated within rural Northamptonshire – just off the B645 and close to its borders with Cambridgeshire and Bedfordshire – and boasts 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 newly upgraded A14, the M1/M6 and A45 all in close proximity. The new retail and leisure park at Rushden Lakes is about 8 miles away.

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Guide Price £875,000

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THE PROPERTY

The present owners have carefully remodelled and refreshed this fine village residence to create an attractive, bespoke family home with a wonderfully spacious and light interior which takes full advantage of the delightful semi-rural location and uninterrupted countryside views.

The property provides exceptionally versatile accommodation of undoubted quality that will satisfy the most demanding and discerning home buyer, with both wonderful entertaining space and ample provision for homeworking.

The well-planned layout extends to over 2,300 square feet and is delightfully arranged around a large central dining hall and features an exceptional sitting room with garden views and double doors to the conservatory, a well-crafted kitchen/breakfast/dining room with granite counters, quality cabinets and hardwood central island, with a useful adjacent utility/preparation area.

Both the master and guest bedrooms have bathroom facilities en suite and, along with bedroom three, offer built-in wardrobes.

The fourth bedroom is currently configured as a study/home office and is located next to the family bathroom which has both bath and separate shower.

Occupying a mature plot of around 0.4 of an acre and approached via a sweeping block-paved drive, the property is set back from the road with ample off-road parking and a double garage.

ENTRANCE VESTIBULE

With part-glazed front door and windows to front and side. Exterior coach lamps. Glazed door to:

KITCHEN/BREAKFAST ROOM

Well-fitted with a comprehensive range of quality natural wood cabinets, L-shaped counter with inset sink and drainer with mixer tap, splashback tiling, space for range cooker with adjacent granite countertops and extractor hood over, integrated dishwasher, central island unit with hardwood counter/breakfast bar, tiled floor, radiator, recessed ceiling downlighters. Windows to side and rear elevations.

LAUNDRY/UTILITY ROOM

Counter with inset sinks and drainer, fitted units and extensive storage cupboards, plumbing for washing machine, tiled floor and wall-tiling to half-height, window to side and door to garden.

SITTING ROOM

A beautifully light and welcoming triple-aspect room with marbled fireplace, two radiators and glazed doors to the kitchen, conservatory and dining hall.

CONSERVATORY

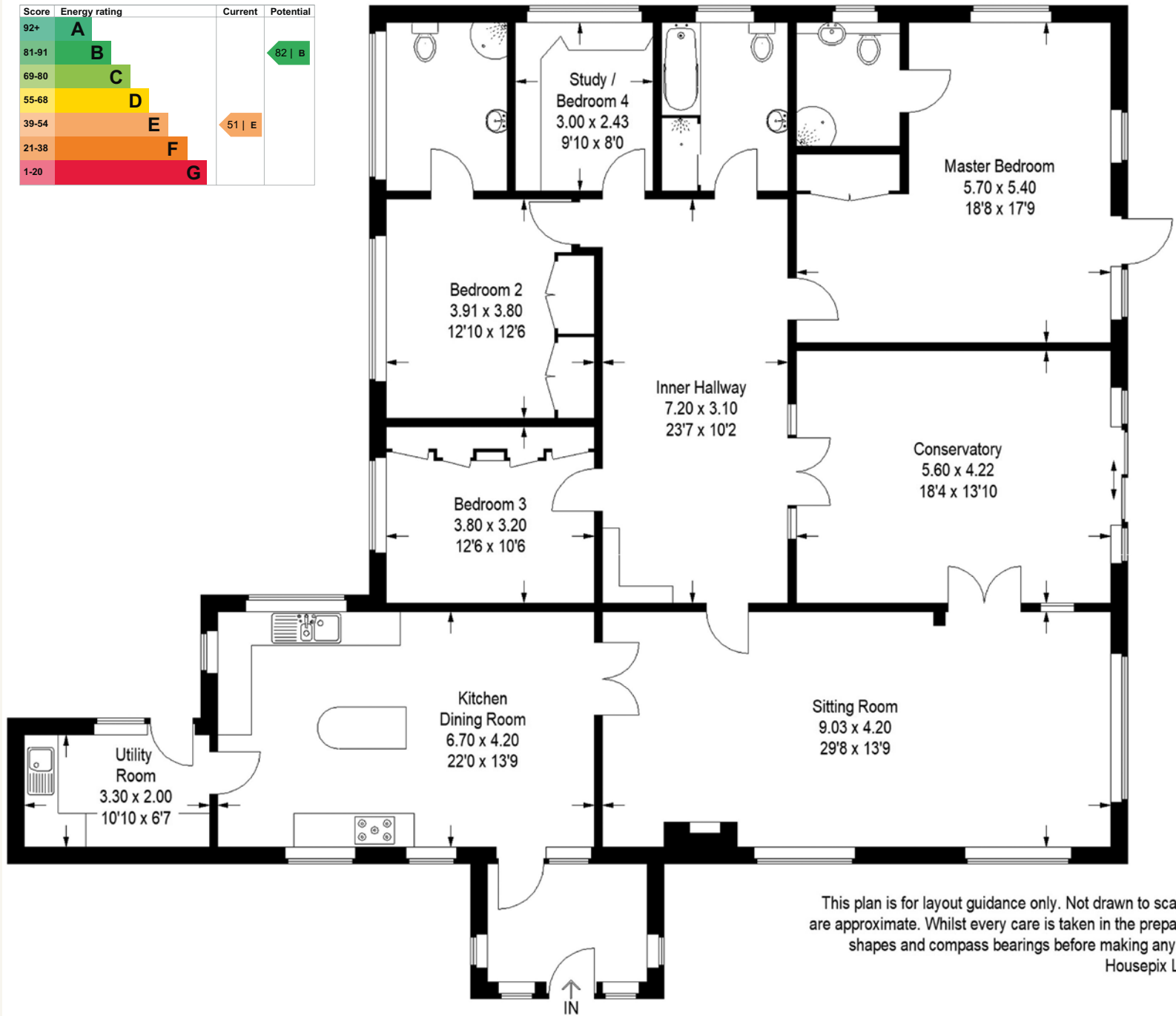
With flagstone floor, fitted roof blinds, full width glazing and sliding door to garden patio.

CENTRAL DINING HALL

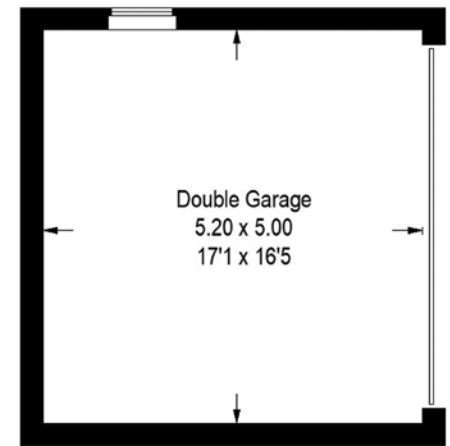
Fitted book shelving, radiator, glazed double doors to the conservatory and access to all bedrooms.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



Approximate Gross Internal Area
216.8 sq m / 2334 sq ft
Double Garage = 26 sq m / 280 sq ft
Total = 242.8 sq m / 2614 sq ft



(Not Shown In Actual Location / Orientation)

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. (ID 877955)
Housepix Ltd



MASTER BEDROOM

Double built-in wardrobes with storage cupboards over, two radiators, recessed ceiling downlighters, windows to side and rear and glazed door opening onto the garden.

EN SUITE SHOWER ROOM

Suite comprising double shower enclosure with glazed screen, vanity unit with washbasin and range of fitted cabinets, WC with concealed cistern. Tiled floor and fully tiled walls, radiator, window to rear.

BEDROOM TWO

Range of fitted wardrobes, radiator, recessed ceiling downlighters, window to side.

EN SUITE SHOWER ROOM

Suite comprising tiled quadrant shower enclosure with glazed screen, pedestal washbasin and close-coupled WC. Tiling to half-height, radiator, window to side.



BEDROOM THREE

Range of fitted wardrobes, radiators, window to side.

BEDROOM FOUR/STUDY

Radiator, recessed ceiling downlighters, window to rear.

FAMILY BATHROOM

Suite comprising panelled bath, separate shower enclosure, pedestal washbasin with mirror and lighting, WC. Tiled floor and fully tiled walls, radiator, window to rear.

OUTSIDE GARDENS AND GROUNDS

The property is centrally positioned on a superior plot of around 0.4 of an acre, enjoying outstanding views over open countryside.

A five-bar gate and sweeping driveway leads to ample parking/turning space and the double garage. The landscaped gardens are well established and feature well-kept and extensive areas of lawn interspersed with a



variety of mature specimen trees and shrubs, ornamental beds and borders, flagstone pathway, beautiful seating areas and secluded terrace, vegetable area, outside tap and courtesy lighting, oil storage tank, with high wall, hedgerow and boundary fencing.

DOUBLE GARAGE

Electrically operated roller door, power and light, outside security light.



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