

180 Avenue Road

Rushden, Northamptonshire NN10 0SW



PERFECTLY
CONNECTING
PEOPLE AND
PROPERTY







Modern Family Living in Historic Area – With Lovely Garden, Orchard and Spectacular Views

A highly energy-efficient, 5-bedroom, detached home, set well back with its attractive twin behind an app-controlled gate, in a sought-after area with a village feel. Built in 2018, on the Northamptonshire/Bedfordshire border, with a double garage, plenty of driveway parking and a superb, landscaped, southwest-facing garden, as well as an orchard, it's difficult to imagine anything more a family could ask for— apart from beautiful views, and it has those, too.

Various, over the years, classed as within the parishes of Newton Bromswold, Knotting and Rushden, it's no surprise that this area has a village feel. For it's surrounded by verdant countryside that was once part of Higham Park, William Peverell's deer hunting and falconry lands, which he created as close as he could to his castle in what is now the nearby market town of Higham Ferrers. Look out from your new home today and you see that this is still horse country, with ponies in the paddocks and fields at the back or on the road at the front, where riders and even horses and traps, pass frequently by.

While you have all the facilities and amenities of Rushden within a short cycle ride or drive, from Waitrose supermarket, surgeries and dentists, gyms and pool to Rushden Lakes shopping destination, you are in your own exclusive area, just 11.5 miles from Bedford, its world-renowned Harpur Trust private schools and its fast trains to London in 40 minutes. Wellingborough Station and private school, and Kimbolton School are even closer.

Moreover, nearby state schools for all ages are rated 'Good' or 'Outstanding' in all areas by Ofsted, including Rushden Primary, a couple of miles away and Sharnbrook Academy & 6th Form less than a 5-mile bus journey.

There are numerous nearby pubs and restaurants to choose from, including The Swan in Newton Bromswold, just a mile or so's stroll along the lane, which gained literary fame through H.E. Bates' stories of American bomber pilots during World War II.

If you're a keen cyclist, you'll be in your element here, and your dog will take you on lots of super walks. Every member of the family will love it in your new home.



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AT A GLANCE – 5 Bedrooms, 3 Bathrooms:

- Main bedroom, with built-in double wardrobes and Shower room
- Guest bedroom, with built-in wardrobes and Shower room
- 3 further double bedrooms, one currently used as a Home office, with fitted desk and furniture
- Galleried landing, with Airing cupboard
- Open-Plan Kitchen, Dining and Sitting areas, with peninsular breakfast bar and bifold doors to terrace. Appliances include: Undermounted double bowl sink, Quooker All-in-one Hot tap and Siemens integrated dishwasher; Siemens built-in oven and combi oven/microwave; Siemens induction hob and chimney hood; Siemens integrated, tall fridge/freezer (X2); 600mm wine cooler
- Utility room, with 1.5 bowl sink and appliance spaces
- Sitting room, with bifold doors to terrace and remote-controlled canopy; woodburning stove
- Snug – originally designed as a formal dining room and has been used as a playroom
- Entrance hall, with Cloakroom, coat cupboard and understairs bench seat and shoe storage
- Mains gas central heating – underfloor downstairs, radiators upstairs / Triple-glazed, high-performance windows / High-spec. floor, wall and roof insulation
- Double garage, with electric door / Gravelled driveway parking space for motor home and several cars / Shared electric gate to driveway, with intercom
- 0.32-acre Garden and Orchard, shed, raised fruit & veg. beds / Hidden bin area and wood store / 2 side gates



FURTHER FACTS & FIGURES

- Ultrafast full fibre 900 broadband connectivity / Council tax band: F / EPC rating: B
- Wellingborough Railway Station: 7.5 miles / Bedford: 11.5 miles – Fast London trains 45 / 40 minutes
- Schools: Rushden Primary / Sharnbrook Academy / Private: Kimbolton, Bedford and Wellingborough
- Waitrose Rushden: 4 miles / Rushden Lakes Shopping: 6 miles / The Swan Inn, Newton Bromswold: 1.4 miles



Step into the hall and your first impression is of space and light. Whilst the wood-style flooring means you have no need to worry about your dog following that muddy winter walk, you'll be only too happy to kick off your footwear with underfloor heating beneath your feet. And whilst sophisticated insulation within the brick-skinned, timber-framed walls, and the triple-glazed, high-performance windows, ensure your home remains lovely and warm, how cosy it is to slump on the sofa in front of logs ablaze in the sitting room stove.

Copious storage means your home can stay uncluttered, while everyone has their own, versatile space. Climb the stylish oak and glass staircase to five super bedrooms off the galleried landing, with lovely views to wake up to, two with shower rooms and all full of the sloping-ceilinged character you don't necessarily expect of a modern house.

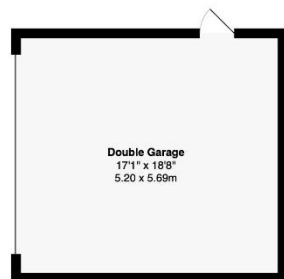
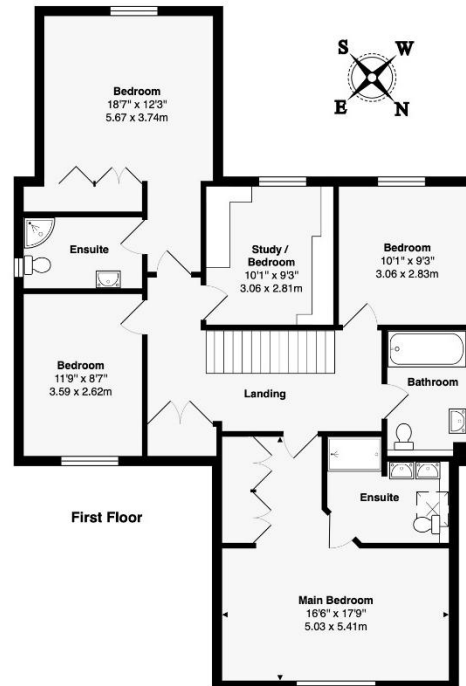
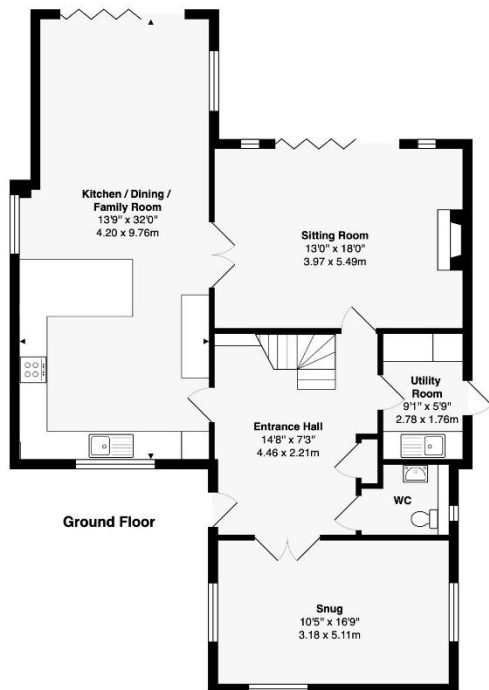
Such is the number of rooms you can adapt them to suit your needs exactly. One of the bedrooms is perfectly fitted to use as an office; another is currently a hobby room. The snug was originally designed as a dining room, and has been used as a playroom, with twin glazed doors making it easy to keep a subtle watch.

But there's no doubt that the fabulous kitchen, with its stylish, quartz-topped, handleless furniture housing high-end Siemens appliances, including a Quooker hot tap and two, family-sized fridge/freezers, is the hub of the home.

Pluck a bottle from the wine cooler and chat to the cook with an aperitif at the breakfast bar. Read the morning newspapers over coffee on the sofa in the natural light-filled sitting area. And, through bifold doors in summertime, open the whole of the back of the house to the Indian sandstone terrace, part of which is covered at the touch of a button - and to the super garden.

Inspired by DNA's double helix, the garden is laid out around a path that wends its way between borders flanked by clematis climbers and stocked full of repeat-flowering, bee-friendly, floristry roses, shrubs and bulbs that provide year-round interest and colour. Birds sing from the boughs of rowan, Amelanchier and silver birch trees. And it all culminates in the orchard, beyond the archway, sweet-scented honeysuckle one side, roses the other, where children can play, and pick their own figs, apples, pears, peaches, apricots, cherries and mulberries. And where you can relax amongst the blossom and enjoy it all. Delightful!





Area of House: 2165 ft² ... 201.1m²

Area of Double Garage: 319 ft² ... 29.6 m²

Total Area: 2484 ft² ... 230.7 m²

This brochure, including the boundary and floor plans (not to scale), is a guide only and nothing within it forms part of an offer or contract. All dimensions are approximate.

ARTISTRY
PROPERTY AGENTS



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