

ARTISTRY
PROPERTY AGENTS

Spring House, London Road

Bozeat, Northamptonshire NN29 7LZ



PERFECTLY
CONNECTING
PEOPLE AND
PROPERTY







Fine-Looking Family Home, Ready to Move Into, Close to All Facilities

An impressive, Victorian, detached, stone and slate family home, in the historic Northamptonshire village of Bozeat, with 3 super bedrooms upstairs, and an adaptable basement room that guests have loved staying in. The garden at Spring House is at the front - what a lovely, private garden it is - with a peaceful courtyard at the back too, not to mention a garage and Pod Point EV charger in the gravelled drive. Spring House is the perfect blend of Victorian character and contemporary comforts.

Bozeat is just over 5 miles equidistant of the market town of Olney, with its antique shops and numerous eateries, and Wellingborough, with its private school and fast trains to London in 45 minutes. Rushden Lakes Shopping Centre is just 8.5 miles, while Milton Keynes is a little further on from Olney. A good network of roads bypassing Bozeat allows easy travel in all directions, including to Cambridge and to the County town of Northampton, with its Premiership-winning rugby team. Minutes away is Earls Barton's New Lodge Vineyard and Castle Ashby, with its superb pub, fine dining restaurant, café and deli.

Bozeat itself has many facilities for the friendly and active community, with events often being held on the Village Green. The 12th century Norman church, which survived the 1729 Great Fire, and which you look over from your new home, is one of many reminders of the village's rich history, with significant Saxon and Roman finds. More recently, Bozeat was renowned for its boot and shoe trade, with one firm designing football boots for Bobby Charlton and Bobby Moore.

The village has its own pub, Indian takeaway, general store, surgery and playing fields, with outdoor gym, children's play area and most sports catered for. The great little primary school, with its outstanding early years education, is a short stroll from your back door. Popular allotments are at the top of the lane that runs to the side of the house, and you can enjoy many lovely walks in the surrounding countryside. It's little wonder that families thrive in Bozeat.



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AT A GLANCE

- 3 double bedrooms (plus basement room)
- Bathroom, with bath, separate shower and loo
- Separate loo
- Basement room – multi-purpose, and has been used as a guest bedroom
- Kitchen, with Corian sink, Bosch integrated dishwasher (fairly new), Bosch Integrated, low frost fridge/freezer (very new), Smeg range cooker, with 5-burner gas hob and Siemens chimney hood
- Boot room, with Cloakroom (with space and electric for shower, should you wish)
- Dining room
- Sitting room, with woodburning stove (French doors to courtyard)
- Hall
- Mains gas central heating – Worcester combi boiler (very new and still under warranty)
- Garage, with pedestrian door to courtyard
- Electric vehicle charging pod in gravelled driveway at front of house
- Further parking area for 2 cars (enclosed by honeysuckle-infused copper beech hedging, under the shade of a magnolia tree)
- Very private front garden / 2 Courtyard areas at back, one with side gate to lane
- Council tax band: E / EPC rating: tbc

FURTHER FACTS & FIGURES

- BT superfast fibre 2 connectivity (Gigaclear available)
- Wellingborough Railway Station: 5.5 miles – fast trains to London: 45 minutes
- Catchment schools: Bozeat Community Primary: 850 yards / Wollaston Academy: 3 miles / Wellingborough Private School: 5.5 miles
- NISA stores, pub, surgery and takeaway in village / Olney: 5.5 miles / Rushden Lakes Shopping: 8.5 miles



A natural spring, from which your new home takes its name, runs (occasionally) near the road beneath the wonderful weeping willow. One of your friendly neighbours recalls seeing elephants on their way to Wellingborough Zoo pausing to quench their thirst.

Given the commanding position of Spring House, from your bedroom windows you might see farm animals in the fields beyond the former bakehouse and the road, but elephants stopped coming by many years ago. As well as field views from both front bedrooms, not to mention from the lovely, bright landing, you don't even need to get out of bed in one bedroom for a fine view of St Mary's Church.

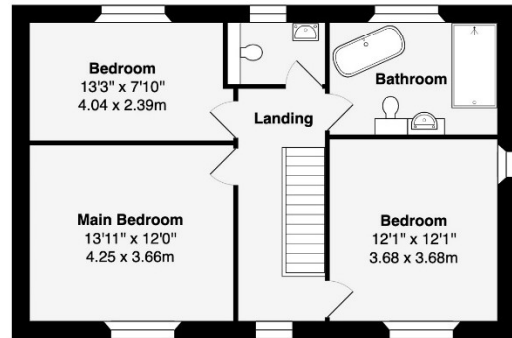
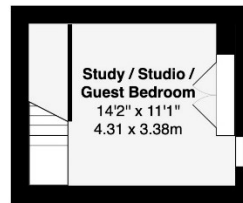
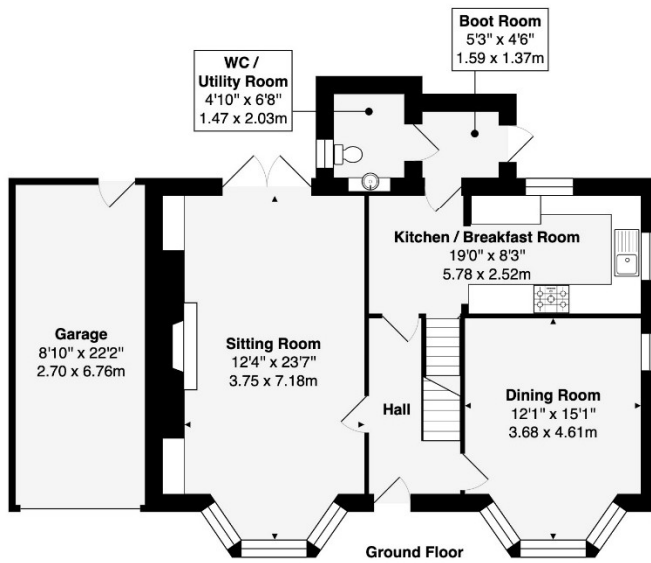
Everywhere, there's a feeling of space, not least in the gorgeous bathroom, with its beautiful freestanding bath and its huge, wet room-style shower. The separate loo, between the bathroom and the third bedroom, is no doubt nice to have, although it will also provide room for a staircase if you ever contemplate converting the extensive loft space. The garage might prove an exciting future project too.

Spring House, though, is lovely just as it is. Dado rails and high ceilings, with their intricate cornice and roses, add a certain grandness, yet it's nonetheless an eminently comfortable home. The beamed and oak floored sitting room is huge, yet it's so cosy too, with logs ablaze in the inglenook's stove in winter, French doors thrown open come summertime to a charming courtyard perfect for coffee in the morning sunshine.

Entertain friends in the dining room, with something of your home's heritage hanging on the wall. Breakfast in the kitchen, with its unexpectedly contemporary furniture topped by expensive Corian – or you might like the idea of opening up the two rooms together as a family hub. Your super basement room can be anything you want it to be, from games room to guest bedroom (the cloakroom in the extension can take a shower), not to mention an office hideaway.

And you have a lovely garden, where children can play, keen gardeners can exercise their green fingers amongst the hollyhocks and roses, and you can eat al fresco beneath the beautiful Honey Locust. Delightful!





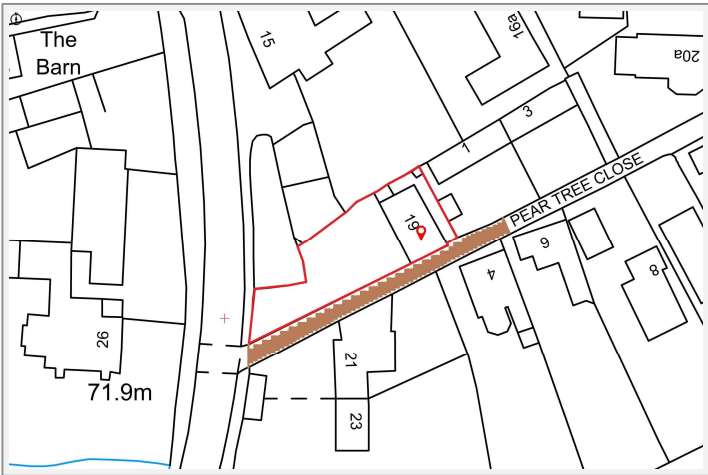
Area of House: 1566 ft2 ... 145.4 m2
Area of Garage: 251 ft2 ... 23.3 m2
Total Area: 1817 ft2 ... 168.8 m2

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.





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Brown denotes unrestricted right of way for the owners of Spring House – with shared maintenance responsibilities alongside other homeowners using the close.

To discuss this unique home or one you wish to sell, please contact us.

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