



BUTTS LODGE

LOOP ROAD • KEYSTON • PE28 0RE



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KEY FEATURES

- CHAIN FREE.
- Handsome, generously proportioned detached country residence in delightfully secluded village location.
- Comfortable, characterful accommodation with fine original features.
- Around 2,900 square feet of versatile living space including annexe, ideal for entertaining, home working and the extended family.
- Six bedrooms, dressing room and three bath/shower rooms.
- Sitting room, separate formal dining room and study/library.
- Farmhouse kitchen with AGA and adjacent laundry/utility room.
- Guest cloakroom and useful scullery.
- Plot approaching half an acre with established gardens and range of useful outbuildings.
- Double garage and additional parking.
- Sought-after village convenient for access to major road and rail links.

Keyston is a very popular small village located a short distance to the southeast of the market town of Thrapston. Much of the village is a conservation area and there is a village hall and parish church. Primary schooling is at Brington and secondary at Hinchingsbrooke, both rated good by Ofsted. There is a wide selection of independent schools in the nearby picturesque towns of Kimbolton, Oundle and Stamford. The quietness and rural feel of Keyston belies its excellent position for travel around the UK and beyond. Road links via the recently upgraded A14 and A1 make it an excellent base for commuters and it is within an easy rail journey to London via Huntingdon or Wellingborough stations. London Luton and London Stansted, along with East Midlands and Birmingham airports, are all just over an hour away. The towns of Thrapston and Raunds are about 3 miles to the west; Kettering is about 10 miles away.

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THE PROPERTY

A fine detached family home, quietly situated amid the delightful rural surroundings of Keyston yet conveniently located for access to major road and rail links.

Reflecting the character of the Edwardian era, this generously proportioned residence enjoys a pleasantly secluded position set down a long private drive and offers approaching half an acre of established gardens including formal lawns interspersed with a variety of mature trees, useful courtyard and a variety of useful outbuildings.

Extending to some 2,900 square feet, the property retains some of its elegant original features and is ideal for the extended family, 'homeworkers' and those requiring genuine annexe accommodation. In brief, it offers a welcoming reception hall with guest cloakroom, sitting room, formal dining room, study/library, kitchen with AGA and laundry/utility room, plus an additional utility room/second kitchen.

The property offers up to seven bedrooms - with bedroom six currently configured as a dressing room - and three bath/shower rooms and, with two staircases, it offers outstanding versatility with the option of a genuine annexe.

Entering via the double-glazed entrance porch, there is a welcoming reception hall with an attractive original brick fireplace, book shelving, cloaks cupboard and staircase to the first floor. The generously proportioned, large dual aspect sitting room features a delightful roof lantern, an open fireplace with marble hearth and surround, two walk-in bay windows and bi-fold doors opening onto the garden. The formal dining room also has a bay window overlooking the rear garden, and a fireplace with a decorative hardwood surround.

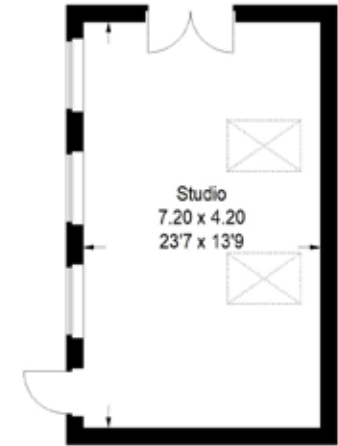
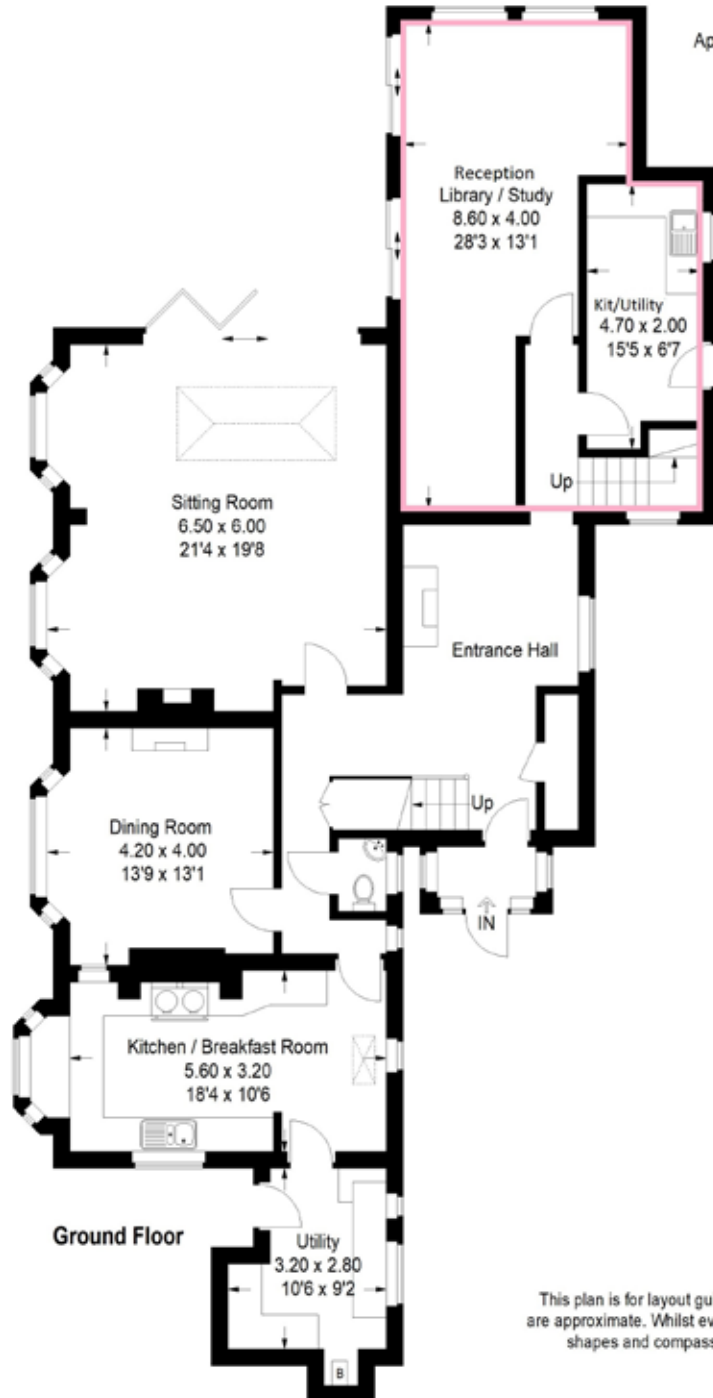
The spacious and functional kitchen has tiled flooring and provides ample countertop space with inset sink and drainer and a comprehensive range of fitted cabinets, plus plumbing for dishwasher, tiled recess housing oil-fired AGA with pelmet lighting, plus separate oven and hob with extractor over, fridge and freezer, recessed ceiling downlighters and bay window overlooking the garden. The tiled floor extends into the adjacent utility room which has been fitted to complement the kitchen, with additional countertop space, inset sink and drainer and a range of cabinets, plus plumbing for washing machine, an oil-fired boiler serving heating and hot water and door out to the courtyard.

There is a quarry-tiled inner lobby leading off the reception hall which provides a second staircase to the first floor and access to the second kitchen/utility room and to a large reception room study/library which offers both extensive book shelving and two sets of patio doors opening onto the garden. This area of the first floor has two bedrooms and a refitted shower room.

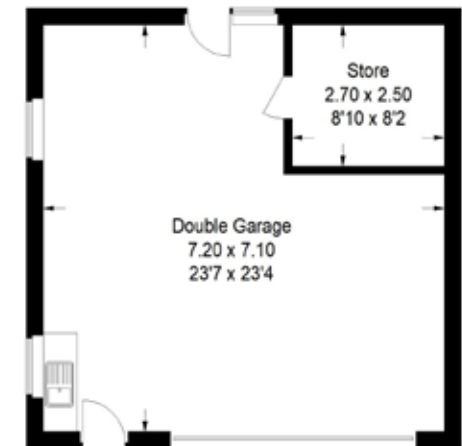
This section of the house can provide an excellent, fully self-contained annexe with independent access.



Approximate Gross Internal Area = 269.8 sq m / 2904 sq ft
 Studio = 30.7 sq m / 330 sq ft
 Double Garage = 51.9 sq m / 559 sq ft
 Total = 352.4 sq m / 3793 sq ft



Studio
 (Not Shown In Actual
 Location / Orientation)



(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. (ID1022115)

Housepix Ltd



The main staircase from the reception hall leads to a spacious landing and the main dormitory area with five bedrooms and two bathrooms, one with bath and shower, and is currently arranged to include a superb principal suite overlooking the garden with study area, bedroom, dressing room and bathroom. The second bedroom also overlooks the rear garden and includes fitted wardrobes, making it an ideal guest room.

OUTSIDE

A particular feature of Butts Lodge is the fabulous outdoor environment, with delightfully established and secluded formal gardens with extensive areas of lawn and a wealth of mature trees and shrubs. The property is set well back from the road and approached via a five-bar gate and long tree-lined gravelled driveway leading to the parking/turning space and the large double garage.

There is gated access to the side of the garage to a courtyard area with a substantial studio/office and there are two separate storage sheds positioned along the drive.

DOUBLE GARAGE

7.20m x 7.100m (23' 7" x 23' 4")
Electrically operated up and over door, light, power and fitted sink unit, personal door to courtyard.

STORE

2.70m x 2.50m (8' 10" x 8' 2")
Light and power.

HOME OFFICE

7.20m x 4.20m (22' 7" x 13' 9")
Insulated, light and power, electric heater.



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