



KINGSWOOD

THRAPSTON ROAD • BYTHORN • PE28 0QN

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KEY FEATURES

- Established detached home on generous plot around 0.22 of an acre with south-westerly facing garden.
- In all over 2,000 square feet of comfortable accommodation for the growing family.
- Living room, separate dining room and study/home office.
- Well-crafted kitchen/breakfast with family room overlooking the rear garden.
- Adjacent utility room, guest cloakroom.
- Three bedrooms and two bathrooms in the main house, plus studio/bedroom and en suite.
- Driveway to double garage and additional parking.
- Oil-fired central heating, solar panels and inverter – EPC rating B.
- Semi-rural village location yet convenient for access to major road and rail links.

THE PROPERTY

A well-proportioned, individual detached village residence occupying a generous, gently elevated plot of around 0.22 of an acre, backing onto countryside and with a pleasant south-westerly aspect.

With around 2,000 square feet of versatile living space, including a studio/annexe ideal over the double garage which is ideal for homeworking, or guests etc., the property offers spacious and comfortable accommodation of undoubted quality.

Features include a welcoming reception hall with guest cloakroom and oak flooring, which extends to dual aspect living room and separate dining room, both with attractive brick chimney breasts. There is also an excellent study/home office, with bi-folding doors opening onto the garden room/conservatory which in turn opens onto the attractive rear garden. The finely crafted kitchen has a comprehensive range of white lacquered cabinets under extensive countertops, with Corian sink and integrated appliances, space for both a range cooker and American-style fridge/freezer, tiled floor and recessed ceiling downlighters. There is a breakfast bar and a delightful seating/family area with extensive glazing and French doors opening onto the garden. The adjacent utility room has plumbing for washing machine and ample space for additional appliances.

The principal bedroom is air-conditioned and has a full en suite with both bath and separate shower, all the bedrooms feature built-in wardrobes and both the en suite and family bathrooms have underfloor heating.

**Peter
Lane**
PARTNERS
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Guide Price £625,000

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Approximate Gross Internal Area = 171.1 sq m / 1842 sq ft
 Outbuilding = 19.6 sq m / 211 sq ft
 Total = 190.7 sq m / 2053 sq ft

THE VILLAGE

The charming village of Bythorn is conveniently located for several renowned schools, Kimbolton School (seven miles), Oundle School 10 miles north and Wellingborough School 22 miles south.

Nursery and primary education is provided for in the neighbouring village of Brington (three miles), which feed to secondary education at Hinchinbrooke School in Huntingdon.

For commuters, the recently upgraded A14 provides fast vehicular access to the market towns of Thrapston (four miles) and Kettering (14 miles), with mainline rail services to London St Pancras to the west, Huntingdon (14 miles) with rail services to London Kings Cross, and Cambridge (32 miles) to the east.



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. (ID1003519)
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