



**HENDERSON
CONNELLAN**
ESTATE AGENTS

“Rural Seclusion”

This very special one-off built executive family Home is situated on the periphery of Raunds with a generous plot, an established feel and is just a stone's throw from countryside walks.



Midland Road,
Raunds,
NN9 6JF



Property Highlights

Located on the periphery of Raunds, there are countryside walks on the doorstep. The Town Centre and its amenities are just a short walk away and is within easy access providing excellent travel links the A14, A6 and M1. Wellingborough Railway station is accessible by car in just over 15 minutes and boasts a popular commuter rail link to London.

Nestled into a secluded plot, this generously sized Property has been a wonderful family home and now presents an excellent opportunity for the next occupier to enjoy its unique charm whilst also making their own mark with a great deal of potential. The ground floor accommodation offers a bespoke layout which lends itself to the modern open plan style living and there is a great sense of space with excellent versatility.

Entrance through the timber and obscure glass front door leads into the inviting Entrance Hall with solid timber and glass doors into the accommodation, a useful storage area under the stairs and the stairs flow up to the First Floor.

Generously sized Living Room featuring a window and a floor-to-ceiling bay window to the front that makes for a beautifully light room. There is an array of wall mounted lights, a feature exposed brick wall showcasing the open fireplace which is open both sides to the Living Room and Dining Room, double doors into the Dining Room and a glass and timber door from the Entrance Hall.

The Kitchen takes centre stage in the Property with an open plan aspect into both the formal Dining Room and the Breakfast Room providing excellent versatility and scope for further development. The Kitchen includes tiled flooring, downlights in the ceiling and a hand-built solid oak kitchen with an array of display cabinets, plate shelving and ceramic tiled splashbacks. There is a sink and draining board by the window with a view over the Garden, space and plumbing for a dishwasher and fridge (available under separate negotiations), and a built-in oven, microwave and a four-ring gas hob.



Property Highlights

Formal Dining Room with ample space for dining furniture, an exposed brick chimney which includes a double sided open fire shared with the Living Room, and a bay to the rear housing the sliding patio doors that lead to the Garden.

The Breakfast Room offers a great degree of flexibility as it could be used as an additional reception room, a playroom, work from home space and much more. There are sliding patio doors to the Garden, a door to the Utility Room and a gorgeous French style 'GODIN' gas fired heater with a tiled hearth and surround, and a timber mantel piece.

Separate Utility Room comprising of a tiled flooring, an internal door to the double Garage, an array of additional eye and base level units with worktops, a stainless steel sink, and space and plumbing for a washing machine (available under separate negotiations).

The stairs flow up the first floor Landing where solid timber doors provide access to the first floor rooms and there is a useful airing cupboard.

Four Bedrooms, all of which benefit from useful storage in the eaves space and three are double sized rooms. The Principle Bedroom is a great sized room hosting a walk-in wardrobe, a feature exposed brick wall and an en suite Shower Room.

The En Suite incorporates tiled walls to dado height, a Velux window and a three piece suite to include a low-level WC, a wash hand basin built into a solid wood hand-built storage unit and a corner shower enclosure with a brass thermostatic shower.

Family Bathroom, naturally light from the Velux window to the rear elevation, a low-level door that allows access into the eaves storage, tiled walls to dado height and a three piece suite to include a low-level WC with a concealed cistern, a wash hand basin built into a solid wood hand-built storage unit, and a panel enclosed bath with brass taps and a handheld shower attachment.

Separate double Garage benefitting from an internal door from the Utility Room, a pedestrian door and window to the rear, lighting, power sockets, and a remote operated electric up and over door to the front.



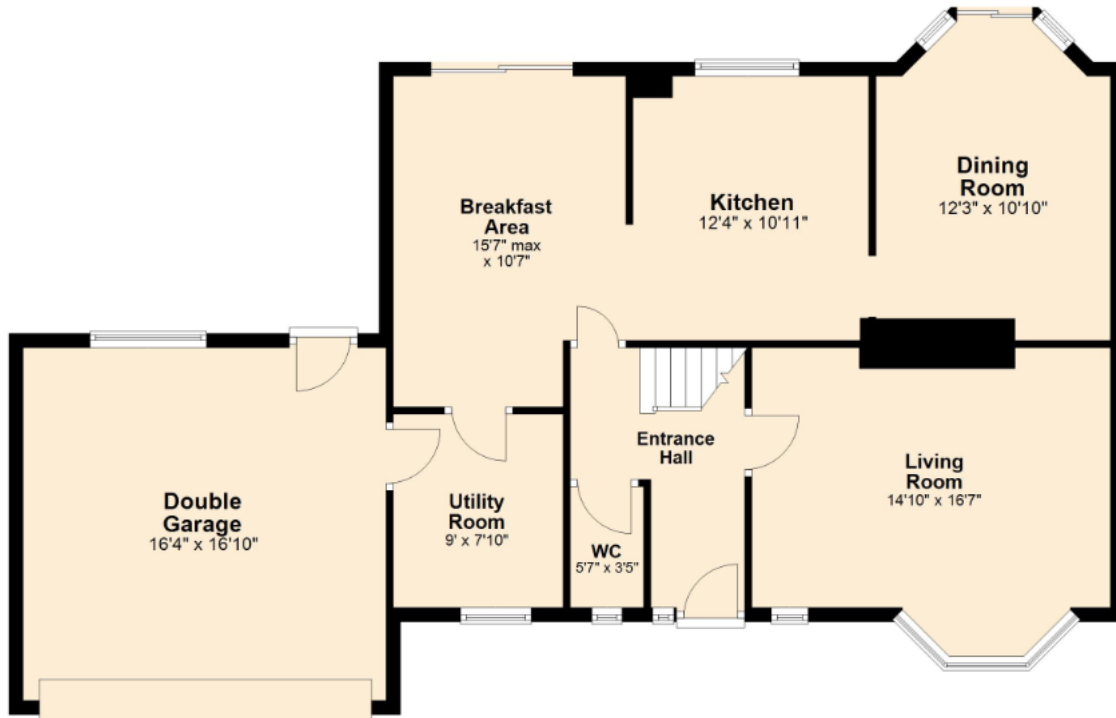
The Grounds

The Property occupies an excellent position on the desirable street. It is set back from the road with a generous frontage enclosed by a high-level hedgerow providing an excellent degree of privacy. There is a hard standing driveway that flows from the road to the property with ample parking and access into the double Garage via an electric up and over door. In addition to this there is a secure timber gate down on side that leads to the rear Garden.

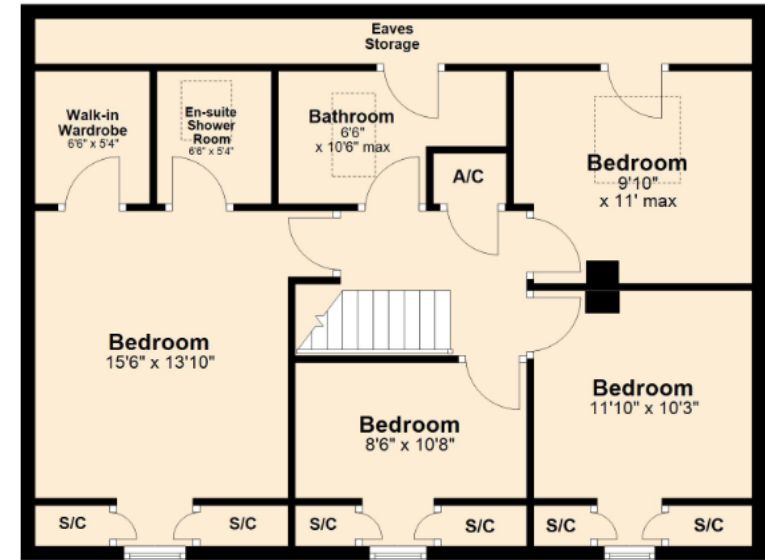
The beautifully maintained rear Garden boasts a desirable South Westerly facing aspect and benefits from a private outlook to the rear. There is a crazy-paving patio by the property making for an ideal entertaining space with two manually operated awnings, a generous lawn, and an array of mature trees, shrubs, plants and bushes that give a wonderful green and leafy feel all year round.



Ground Floor



First Floor



Total Area Measurements (Approx.)

Main House - 1644.50 sqft / 152.78 sqm

Garage - 278.60 sqft / 25.88 sqm

Total - 1923.10 sqft / 178.66 sqm

*Although great care has been taken to create an accurate floorplan, it is for visual representation only and does not represent exact proportions.