

**HENDERSON
CONNELLAN**

ESTATE AGENTS



Gordonville, Twywell NN14

"Countryside Elegance"

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Nestled in a beautiful countryside location with stunning views and approximately 1.5 acres of land, this four-bedroom detached property offers an exquisite blend of high-specification finishes and charming character features. The residence is entered through an impressive porch, leading to a welcoming hallway with a herringbone design floor and guest cloakroom. The ground floor features a bright living room with rear bay window, versatile home office, fabulous open-plan designer kitchen/breakfast/family room, with Quartz worktops and a range of integrated appliances all complimented by the utility room and sizeable formal dining room. The first floor hosts the main bathroom and four spacious double bedrooms, three of which benefit from ensuite facilities. The main bedroom includes a generous dressing area, which could also serve as a study, leading to the bedroom itself, with the en-suite accommodating a further dressing area. Externally, electric gates open to a substantial driveway offering parking and extending to a double garage set behind the property, with further parking available behind the pond. The magnificent rear garden is thoughtfully divided into several sections. Directly behind the house lies a formal garden, enclosed by low-level stone walls, with a generous patio area spanning the width of the property, ideal for entertaining. An immaculately laid lawn is surrounded by attractive plantings and raised beds. A pathway leads to the beautifully maintained swimming pool area, complete with a plant room and changing room with a shower and toilet. Decking surrounds the pool, and there is a covered patio area to the side, along with a double-fronted summerhouse. The substantial paddock to the rear offers privacy with mature trees and a large lawn, providing potential for various uses including equestrian.

- Beautiful Countryside Location
- Stunning Views
- High Specification Finish
- Magnificent Gardens
- Swimming Pool
- Paddock to the Rear
- Three En-Suites
- Electric Gates
- EPC RATING: PENDING
- COUNCIL TAX: F

Tenure: Freehold



- Gorgeous property in an idyllic location complete with approximately 1.5 acres of land
- High specification finish with lovely character features, stunning boxed windows
- Entrance Porch - leading to the hallway with stairs to the first floor, under stairs storage and door to the rear
- Guest Cloakroom - with low level WC, wash hand basin with mono bloc tap inset to vanity unit, ceramic tiled splash backs and high quality flooring in herringbone design
- Living Room- with rear bay window and stunning multimedia wall with storage to either side of a contemporary electric fireplace
- Study - accessed from living room, currently used as storage but plenty big enough as a home office if required
- Kitchen/Breakfast/Family Room - is a fabulous open plan space with a range of high quality base and eye level units, sink unit with mono bloc tap inset to an island with Quartz worktops, integrated dishwasher and wine cooler. You will also find integrated oven, microwave, five ring induction hob with extractor, full height fridge and freezer, contemporary electric fireplace and bi-folding doors to outside
- Dining Room - is an outstanding size and provides both formal dining space and plenty of space for other furniture. In addition a stunning stone fireplace with open fire
- Utility Room - is a great size with additional storage, sink with mono bloc tap and drainer inset to Quartz worktops, space for washing machine and tumble dryer (appliances are negotiable) boot/coat area to the rear and door to outside
- Upstairs there are four double bedrooms, three of which have ensembles. The main bedroom has large dressing area/study leading to the bedroom and the en-suite also accommodates a further dressing area
- Bathroom - suite with low level WC, wash hand basin with mono bloc tap inset to vanity unit, free standing bathtub with shower attachment, heated towel rail, ceramic tiled splash backs and high quality flooring
- Main Ensuite is fitted with low level WC, wash hand basin with mono bloc tap inset to vanity unit with stone top, walk in glass shower enclosure with rainfall shower, heated towel rail and high quality flooring alongside fitted wardrobes complete with shelving and drawers







The driveway is accessed through electric gates and runs to the side of the property and the double garage set behind. There is off road parking for at least fifteen cars both there and in a further parking area behind the pond. The rear garden is divided into several sections, the first area directly behind the house is a wonderful formal garden enclosed by low level stone walls with pantile tops. A large patio area runs the whole width of the property providing the perfect space for summer entertaining. The lawn is immaculately laid and there are select attractive plantings surrounding including some raised beds to one side. A pathway leads through the lawn to the swimming pool area which has been maintained beautifully complete with plant room and changing room with shower and toilet. There is a decking surrounding the pool and also a covered patio area to the side and a double fronted summerhouse behind with one side facing the pool and the other looking down over the fish pond and the paddocks behind. The paddock is substantial with trees, huge lawn and very private. Potential for equestrian or even development (subject to planning).

Living Room - 5.08m x 4.57m (16'8" x 15'0")

Dining/Family Room - 6.3m x 3.94m (20'8" x 12'11")

Guest WC - 2.03m x 1.37m (6'8" x 4'6")

Office - 3.05m x 1.42m (10'0" x 4'8")

Kitchen/Breakfast/Family Room - 6.68m x 4.78m (21'11" x 15'8")

Utility Room - 5.08m x 1.91m (16'8" x 6'3")

Bedroom One - 4.93m x 4.19m (16'2" x 13'9")

Ensuite and Dressing Room - 4.93m x 2.13m (16'2" x 7'0")

Master Dressing Room/Study - 4.37m x 2.97m (14'4" x 9'9")

Bedroom Two - 4.47m x 3.68m (14'8" x 12'1")

Ensuite Two - 2.51m x 1.19m (8'3" x 3'11")

Bedroom Three - 4.27m x 3.1m (14'0" x 10'2")

Ensuite Three - 2.01m x 1.04m (6'7" x 3'5")

Bedroom Four - 4.47m x 2.36m (14'8" x 7'9")

Bathroom - 3.07m x 2.13m (10'1" x 7'0")









Total area: approx. 225.9 sq. metres (2431.3 sq. feet)

Henderson Connellan Kettering office 01536 417888 ketteringsales@hendersonconnellan.co.uk



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

