



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Top End, Pytchley "The Dower House"

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"The Dower House"

This exceptional Grade II listed detached residence has been presented to an excellent standard both inside and out. Discreetly positioned on the periphery of this sought after village, the wonderful gardens are beautifully presented enjoying a good degree of privacy with manicured lawns, mature plantings and a sweeping private driveway with car port and double garaging. The significant interior has been greatly enhanced by the present owners resulting in a meticulous finish throughout which includes a reception hall with Chinese slate flooring which extends in to the guest cloakroom and a substantial free flowing kitchen/dining/family room by "Bells of Northampton" complimented by a range of Miele appliances which combines to create the perfect social living space. There is a utility room, study and separate living room both with feature fireplaces and bedroom four. The drawing room commands an elevated position on the first floor with vaulted ceilings, exposed timbers and the warmth of a gas fire with a substantial picture window providing the perfect vantage point from which to admire the garden, whatever the weather. The three double bedrooms include a palatial master bedroom with dressing room and sumptuous en suite, the guest bedroom also has built in wardrobes and an en suite and the third double bedroom has exclusive use of the principal shower room. The beautiful European thatch was renewed in September 2021 with the sealed unit double glazed windows and modern central heating provide efficient living. Pytchley has immediate access to lovely rural walks, with a picturesque Church and village Pub/Restaurant. Wellingborough and Kettering Mainline Railway stations connect to St Pancras International in under an hour, and Oundle, Wellingborough and Spratton independent schools are within an easy reach. An outstanding home and setting

Outside the wonderful grounds are beautifully kept. A gravel driveway is flanked by stone pillars and leads to a substantial gravel area with parking for four/six cars. To the side, double timber gates lead to a specialist curved covered carport. A flagstone pathway is flanked on one side by lawn and planted borders and stonewalling on the other extending to the front door. A flagstone patio to the front is the perfect vantage point from which to admire the beautiful architecture of the cottage and the wonderful garden. The frontage is very private set behind established hedges with a manicured lawn and beautifully kept planted borders, home to box hedging, established trees and plantings. The rear garden is equally impressive with split level paved patios perfect for garden furniture and alfresco entertaining. A shaped lawn is surrounded by beautifully kept floral, shrubbed and planted borders, to the head of the garden is a covered Pergola which is perfect for all weather outdoor living. The garden also contains a shed and also a wonderful summer house which is the perfect all weather garden retreat. A double garage accessed from the side of the house via an electric up and over door, complete with both power and light and useful overhead storage space. A combination of brick and stone walling as well as timber fencing enclose the garden

EPC Rating: Exempt COUNCIL TAX: G



- Detached Grade II
- Extended
- Period Features
- Four Bedrooms
- Three Reception Rooms
- Three Bathrooms
- Village Location
- Double Garaging
- Large Private Gardens
- Private Driveway



Total area approx. 3112 sq. metres (31433 sq. feet)



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.

15-16 Market Place, Kettering,
Northamptonshire, NN16 0AJ

