



43 Main Street
Upper Benefield | Northamptonshire | PE8

FINE & COUNTRY

KEY FEATURES

- A Beautifully Presented Grade II Listed Stone Home
- Located in a Quiet Village, Only 4 Miles from Oundle
- Two Reception Rooms, Kitchen / Diner and Downstairs Shower Room
- Three First Floor Bedrooms and a Family Bathroom
- A Fourth, Second Floor Bedroom and a Dressing Room
- Gravel Drive and Parking Area, Open Bay Carport and Workshop
- Mainly Lawn Garden and a Stone Flagged Patio Terrace
- Total Accommodation Extends to Approximately 1923 Sq. Ft.





In the middle of a small and pretty, linear village, made up almost entirely of charming stone houses and thatched cottages in a Conservation Area, stands a handsome, grade II listed house which offers 4 to 5 bedrooms, 2 reception rooms and a large kitchen breakfast room. A generous, mature garden with a terrace, driveway and lawns, and two outbuildings complete this wonderful family home.

The property was built in 1651, as a delightful date stone indicates in the centre of the façade where the main windows are stone mullioned, all under a Collyweston slate roof. Although there is an old front door from the street, the everyday entrance is round the back. Inside, the house is an appealing blend of old and new. The dual aspect kitchen is all clean lines, bright and fresh with pale fitted units and dark granite worktops with space for a big table in the middle and modern tiling on the floor. A double Belfast sink and a large, all electric Britannia range-style cooker are incorporated in between. However, moving into the two front reception rooms the history of the property is all too evident with a wealth of overhead beams, exposed stone walls and very old fireplaces.









The adjoining dining room, currently used as a second sitting room or snug, has an open fireplace with its original simple stone surround. The main sitting room is nearly 23 feet long and has a wonderful inglenook fireplace with impressive hefty beam above, which houses a log-burner and a built-in window seat reveals the thickness of the walls. Back in the entrance hall, a downstairs WC and shower room with walk-in shower, is next to the stairs which rise and turn up to a landing, illuminated by an overhead skylight. From the

half-landing, a further set of stairs ascend to the attic rooms. The first floor accommodates 3 good-sized double bedrooms all with built-in storage, and a family bathroom, a modern affair containing a P-bath with shower over. The second floor, reached from the half-landing, is dual aspect with dormer windows in the roof which shed lots of natural light into a lovely big, characterful bedroom. This then leads into a further room at the far end, a versatile space that could be a large dressing room, even another bedroom, or be used as a study.











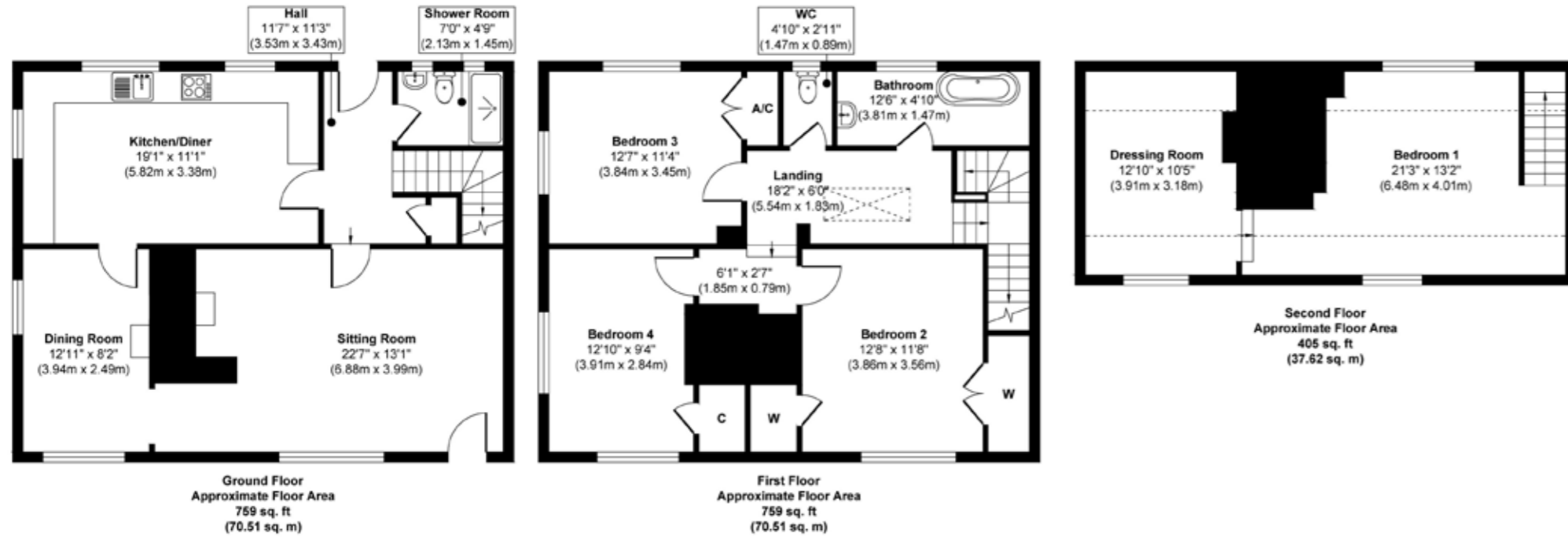
Outside, a 5-bar gate between stone walls opens from the street onto a wide gravelled drive which leads up to a timber, open-fronted garage at the top of the garden. An extensive, paved terrace runs along the back of the house and provides an excellent spot for alfresco dining which steps up onto a higher level where a useful stone outbuilding could be used as a workshop or for storage. On the other side of the drive a delightful area of lawns bordered by flower beds and shrubs are partially shaded by mature trees which give an attractive backdrop. The garden is fully enclosed by either thick hedging or timber fencing.

Upper Benefield is in a rural spot amongst the undulating landscape around the attractive market town of Oundle, renowned for its public school, which is only 4 miles away. Another secondary in Oundle, is Prince William School, a state co-educational school rated Good by Ofsted. For those who love walking, there are public footpaths from Upper Benefield through fields, and for sports fans – whether to just watch or join in - the Benefield Cricket Club is just up the road.

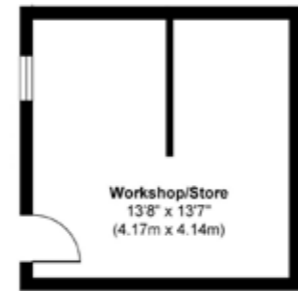
A handy bus route (originating in Milton Keynes and culminating in Peterborough) passes through the village and

into Oundle (and Corby in the other direction) making it a superb and convenient asset for children getting to school or, indeed, for independent teenagers venturing further afield. Also, with Corby a 10 minute drive away with direct trains to London Kings Cross taking an hour, and the A1 less than 15 minutes away, there is ease for commuting or a London daytrip. The glorious town of Stamford is about 20 minutes away, so too Uppingham, and Rutland's county town, Oakham, is about half an hour's drive north. All 3 towns have highly regarded schools. Rutland Water lies close to Oakham and is a fabulous place for all kinds of outdoor pursuits.

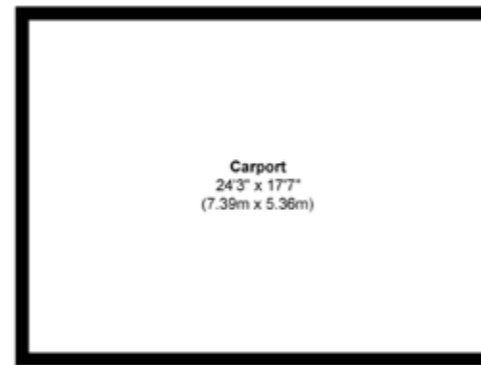




Approx. Gross Internal Floor Area 1923 sq. ft / 178.64 sq. m (Excluding Outbuilding)
Approx. Gross Internal Floor Area 2534 sq. ft / 235.39 sq. m (Including Outbuilding)
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property



Outbuilding
Approximate Floor Area
185 sq. ft
(17.18 sq. m)



Carport
Approximate Floor Area
426 sq. ft
(39.57 sq. m)



The property is a Listed Building and therefore does not require an Energy Performance Certificate

Local Authority: North Northamptonshire District Council

Council Tax Band: C

Services: Mains Electricity, Water, Drainage and Oil Fired Central Heating

Tenure: Freehold

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We would also point out that we have not tested any of the appliances and purchasers should make their own enquiries to the relevant authorities regarding the connection of any services.





LOCATION



FINE & COUNTRY

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We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

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Fine & Country Oundle & North Northamptonshire
Tel: +44 (0) 1832 808 008
oundle@fineandcountry.com
The Old Town Hall, Market Place, Oundle, PE8 4BA

