

# Main Street

Sudborough NN14 3BX



**EXPERIENCE EXCELLENCE**





Situated within the idyllic and conserved village of Sudborough, this unique and beautiful stone built character property has been greatly improved by the current owners to include a full property renovation offering neutral decor, high specification bathrooms, exposed features, new windows and insulation in most rooms, an ongoing extension to the rear of the property and improvements throughout the grounds and equestrian facilities that this home has to offer within its impressive 2.5 acre plot (approx).

Showcasing an immaculate interior and character features throughout, the family home offers ample living space within multiple rooms, there is also a study, utility room, two guest cloakrooms, a ground floor guest bedroom, kitchen/dining room and an ongoing extension that will incorporate a boot room and a proposed new kitchen that leads through into an additional family room. To the first floor, there are four double bedrooms, two with en-suite shower rooms and a spacious family bathroom.

The impressive south facing gardens and grounds of the property are simply breathtaking! The walled garden that the property enjoys recreationally leads down to a fully functional equestrian facility, including three paddocks with a combined measurement of approx 1.4 acres, a timber stable block that incorporates three stables and a tack room, a timber built double garage, a timber built stable with adjoining barn and to complete, the current owners have constructed an impressive arena measuring approx 36 x 19 metres that is laid with Flexiride.







#### Ground Floor

The property can be entered via one of two hallways, the main entrance hall gives access to the living room, a guest w/c and the study with a staircase rising to the first floor landing, while the second entrance hall leads onto the newly extended part of the property, also accessing a guest w/c. Converted from a former integral garage, there is a spacious guest bedroom to the ground floor, alongside a utility room with drying cupboard and the study area that boasts built in storage. Boasting a combined measurement of over 31 feet in length (approx), the impressive open plan living room and family room showcases a beautiful, brick built central fireplace with wood burner inset and gives access to the kitchen/dining room via a stable style door. The rustic style kitchen/dining room easily accommodates a family size table and uses a mixture of stand alone units and fixed units to create the kitchen workspace, with the current owners also accommodating an electric Aga oven. Forming part of an extension, the current owners plan to re-locate the kitchen that will be accessed via the main house or via a newly added boot room with sink, the proposed kitchen with central island will then lead through into an existing part of the house, functioning as an additional family/dining room.

#### First Floor

To the first floor landing there are four double bedrooms, of which the master bedroom and the second bedroom both benefit from en-suite shower rooms and showcase high, vaulted ceilings with exposed beams. Each of the bedrooms benefit from built in storage and the spacious family bathroom is fitted with a high specification, four piece suite comprising a walk in, double width shower cubicle, a deep fill bath, twin sinks set upon a vanity unit and a low level w/c.

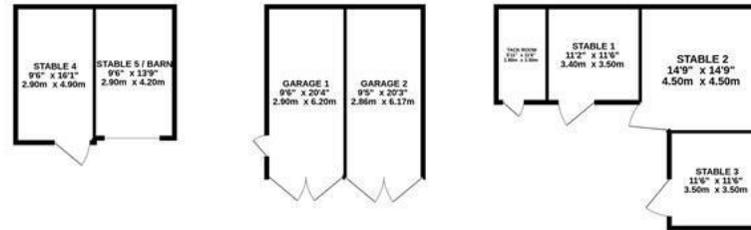
#### Outside

The walled rear garden of the property is predominantly laid to lawn with well stocked flower beds alongside, a timber pergola to walk through and a patio area to enjoy, which currently accommodates a family hot tub. Further recreational space has been created within the walled arena, a paved sun terrace makes for a great view point and also serves as an additional private space to relax, with a summer house to also enjoy. The arena which has been installed by the current owners, measures approximately 36 x 19 metres and is laid with Flexiride, a recycled material made up of carpet, rubber and foam, which improves drainage and prevents freezing so the arena can be used all year round and all of the stables are fully functional with power, lighting and mains water supply, with water also reaching each of the three paddocks. The extensive grounds that come with the property are truly beautiful and unspoilt, forming a boundary with Harpers Brook and the rolling fields beyond.





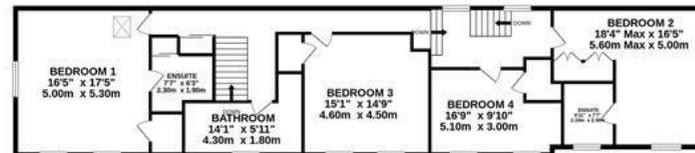
**OUTBUILDINGS**  
1226 sq.ft. (113.9 sq.m.) approx.



**GROUND FLOOR**  
2098 sq.ft. (194.9 sq.m.) approx.



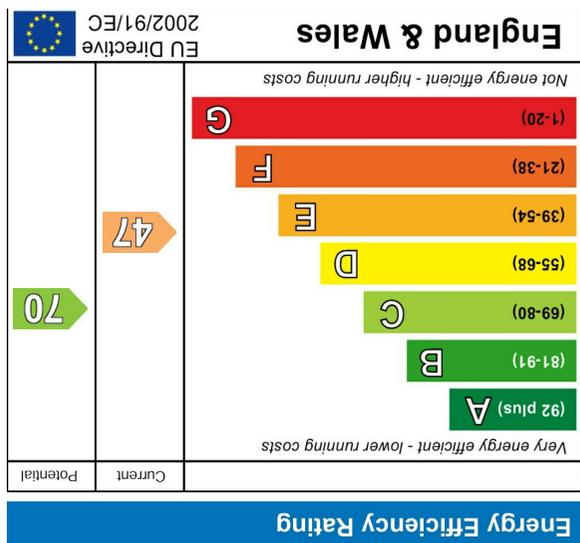
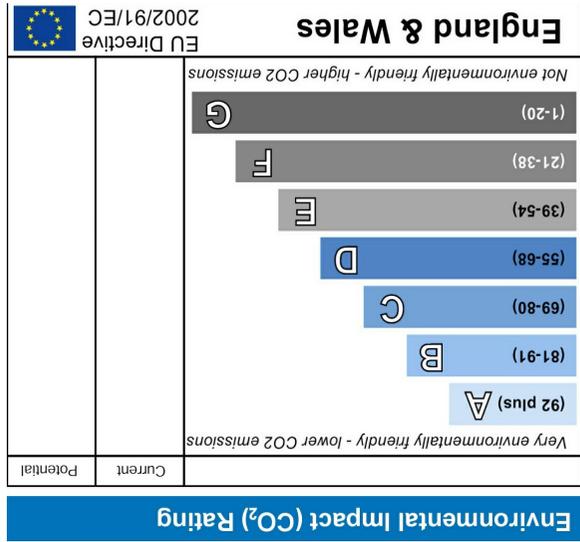
**1ST FLOOR**  
1428 sq.ft. (132.7 sq.m.) approx.



TOTAL FLOOR AREA: 4752 sq.ft. (441.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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