

Church Hill

Finedon NN9 5NR



EXPERIENCE EXCELLENCE



Occupying a plot size of just over three acres approximately, this extraordinary three storey stone built property is nestled within the heart of the village of Finedon, sharing its boundary with the parish church and Finedon Hall and boasting unspoilt views of the property's land beyond the immediate garden. Boasting an approximate footprint of over 5200 square feet, including it's two bedroom apartment to the second floor, the property is immaculately presented to modern taste with beautiful features and high specification kitchen and bathroom suites throughout.

The accommodation comprises an entrance hall, living room, study, dining room, sitting area, kitchen, utility room and guest cloakroom to the ground floor, four double bedrooms, an en-suite bathroom and a family bathroom to the first floor and a two double bedroom apartment with two bathrooms, a living room and kitchen to the second floor. An integral double garage completes the footprint with a courtesy door into the property.

Enclosed by a stone wall and surrounded by mature trees, the property is set back from the road and is accessed via wrought iron gates opening onto a large gravelled driveway providing ample off road parking with access to the integral double garage and two personnel gates to either side of the property. To the rear, a rustic picket fence draws the eye around the immediate rear garden, showcasing a well maintained vibrant lawn with colourful flower beds to compliment and a large patio area for enjoying the outdoors. Double gates within the picket fence give access to the unspoilt, rolling field that belongs with the property, a wealth of well established trees are lit at night and the neighbouring parish church borders the land, making it a most enjoyable place to walk, admire and relax.







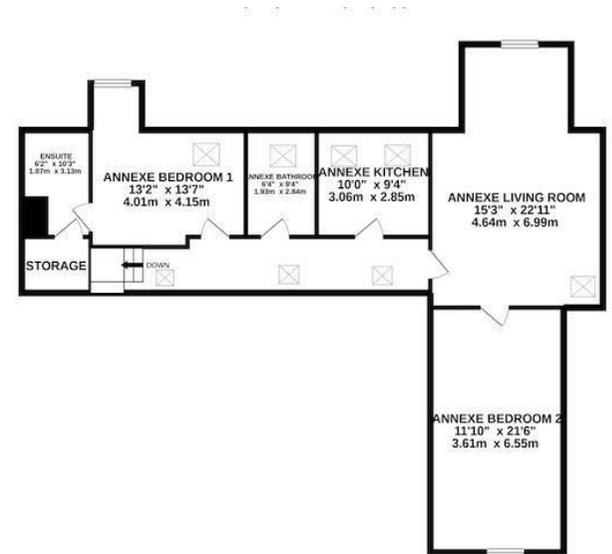
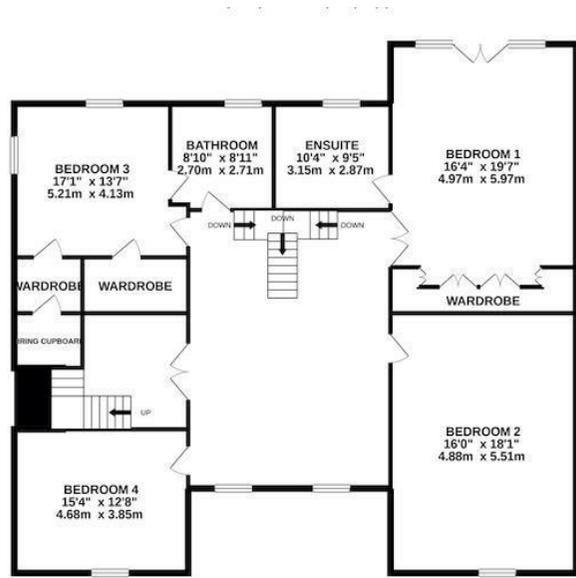
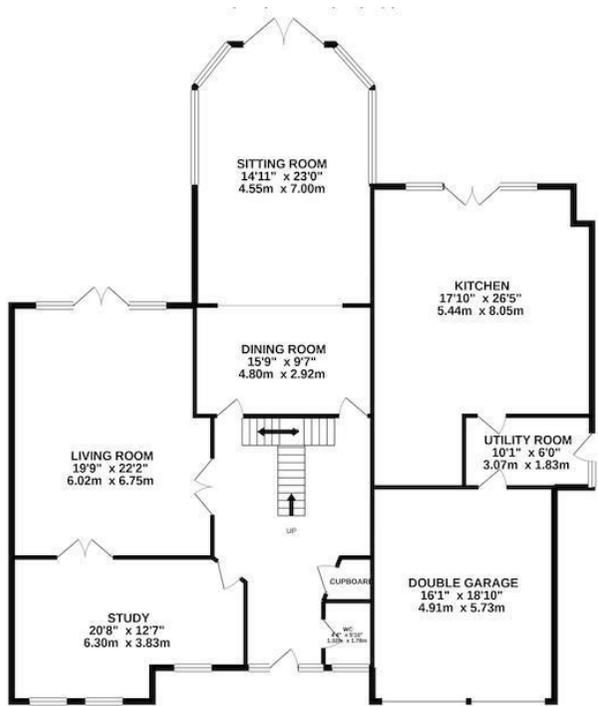
Entry to the property is gained via the entrance hall, with an impressive Oak double staircase rising to the first floor landing and doors to access almost all of the ground floor accommodation. Benefitting from a full range of solid Oak office furniture, the study is situated to the front of the property with double doors opening through into the impressive living room which measures over 22 feet in length and features a contemporary log burner with double doors out to the rear garden. Further living space is accommodated within the sitting area, extending out from the dining room, where views of the garden can be enjoyed from three aspects with doors to access. Fitted with a beautiful suite, the kitchen offers a range of eye and base level units with work surfaces over, a full range of integral appliances to include a microwave, dishwasher and fridge/freezer and there is space provided for a range style cooker. There are further storage solutions within the central island which also features a breakfast bar, perfect for informal dining and entertaining and the adjoining utility room accommodates additional appliances. To conclude the ground floor, there is a guest w/c, built in storage cupboard and access into the integral double garage.



Rising up to the galleried landing, the first floor gives access to four generous double bedrooms, the family bathroom and a separate stairway which leads up the two bedroom annexe/apartment. The master bedroom, impressive in size, enjoys views of the garden and the land beyond via French doors opening out to a Juliette balcony and there is also a built in dressing area with ample wardrobes and an en-suite bathroom, fitted with a modern four piece suite comprising a walk in cubicle, bath with shower attachment, vanity wash hand basin and a concealed w/c. Bedroom two is also a generous double, bedroom three boasts built in wardrobes and a door to access the family bathroom and bedroom four is situated to the front of the property. The fully tiled family bathroom also modern in design, is fitted with a bath with shower over and glazed screen, a concealed w/c and a vanity wash hand basin.

Situated to the second floor of the property, is an impressive two double bedroom apartment with two modern bathrooms, a spacious living room and a modern kitchen, ideally suited for a family member wanting independent living. The sleek white kitchen suite offers a range of base units with work surfaces over, an integral oven and hob with extractor over, an integral dishwasher and there is space provided for a fridge/freezer.





TOP FLOOR PLAN FOR 7/2020

Kettering
 12B HORSEMARKET
 KETTERING
 NORTHAMPTONSHIRE
 NN16 0DQ



Rothwell
 30 HIGH STREET
 ROTHWELL
 NORTHAMPTONSHIRE
 NN14 6BQ



Thrapston
 22 HIGH STREET
 THRAPSTON
 NORTHAMPTONSHIRE
 NN14 4JH



Corby
 1A SPENCER COURT
 CORBY
 NORTHAMPTONSHIRE
 NN17 1BH



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales		EU Directive 2002/91/EC 