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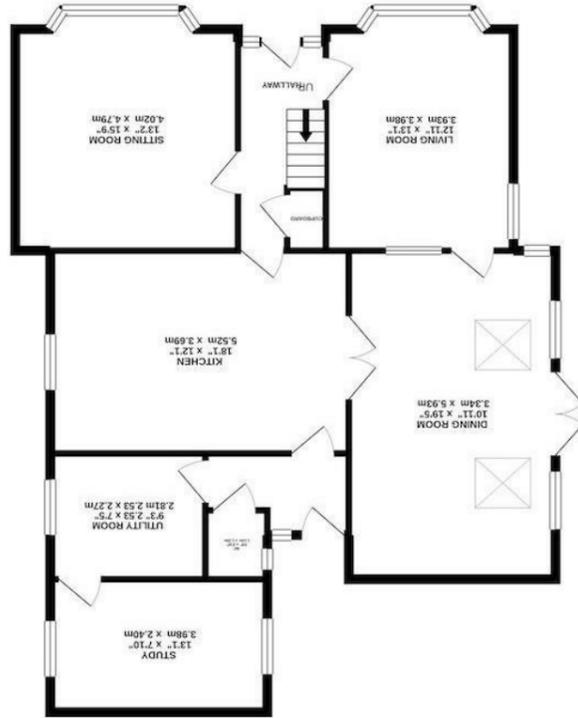
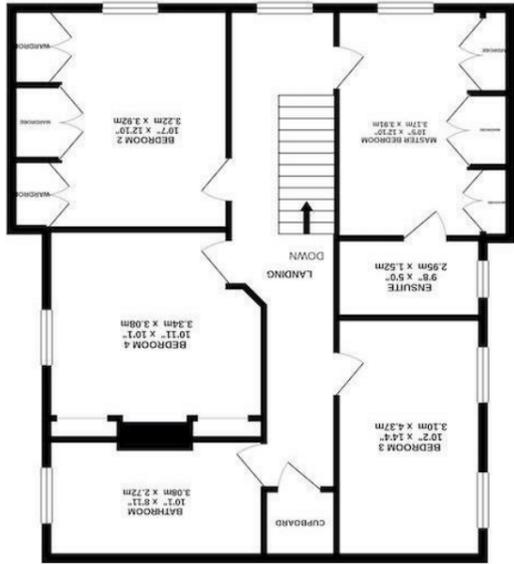
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35 Stamford Road, Geddington, NN14 1BB  
£524,995



'Horton House' is a unique substantial family home, which has been lovingly refurbished and renovated by the current owners. The property is offered to the market with no onward chain and is ideally positioned on the outskirts of the picturesque village of Geddington and enjoys open views to the front aspect of the rolling countryside. This period property retains many original features and offers spacious accommodation throughout to include four reception rooms, kitchen, utility room, four good sized bedrooms, en-suite shower room and a principle family bathroom. Outside, the property enjoys a laid to lawn garden with paved off road parking for up to six vehicles.

Accessed via a vestibule with a beautiful stained glass door opening through into the entrance hall, the property is inviting and showcases original tiled flooring. Both the living room and sitting room boast impressive bay windows to the front aspect, creating ample natural light into the room. The sitting room also benefits from a working fireplace with a solid wood surround and a door through into the extended, bright and airy dining room. Enjoying views and access out to the rear garden, the dining room is the perfect spot for family entertaining. Fitted with eye and base level units, the kitchen offers space for a range of appliances to include a fridge/ freezer, dishwasher and a cooker. Further space for appliances can be housed within the adjoining utility room. Previously the garage, the fourth reception room currently functions as a study and could be instated into the former garage and benefits from a dropped kerb outside. To complete the ground floor accommodation, there is a guest w/c and access to the rear of the property. The first floor gives access to four good sized bedrooms and the generously sized family bathroom. The master bedroom of which benefits from a modern en-suite shower room and built-in wardrobes.



**Living Room**  
15'10" x 13'0" (4.84 x 3.98)

**Sitting Room**  
15'8" x 13'2" (4.79 x 4.02)

**Dining Room**  
19'5" x 10'11" (5.93 x 3.34)

**Kitchen/ Dining Room**  
18'1" x 11'9" (5.52 x 3.60)

**Study**  
13'0" x 7'10" (3.98 x 2.40)

**Utility Room**  
9'2" x 8'3" (2.81 x 2.53)

**Master Bedroom**  
12'9" x 10'4" (3.91 x 3.17)

**Ensuite**  
9'8" x 4'11" (2.95 x 1.52)

**Second Bedroom**  
12'10" x 10'6" (3.92 x 3.22)

**Third Bedroom**  
14'4" x 10'2" (4.37 x 3.10)

**Fourth Bedroom**  
13'1" x 10'11" (4.00 x 3.34)

**Family Bathroom**  
10'1" x 8'11" (3.08 x 2.72)