

Berristers, 4 Berrister Place, Raunds, Wellingborough,  
Northamptonshire



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& Parker

Land and property. Since 1885.



5,670 sq ft (527 sq m) | Freehold  
4 reception rooms | 8 bedrooms  
3 bathrooms | Swimming pool | 0.53 acres  
**Guide price £1,450,000**



An outstanding, unlisted, period house with eight bedrooms and a wealth of striking and luxury features, in a sought-after position in the historic market town of Raunds

#### The Property

4 Berrister Place is a handsome detached period house, providing more than 5,500 square feet of elegant, refined accommodation. Situated in view of Raunds' magnificent Grade I listed Church of St. Peter, and set within beautiful, landscaped gardens, the property features splendid stone elevations and displays various original details and high-quality modern fittings throughout.

The ground floor has a welcoming reception hall, which leads directly to the four main ground-floor reception rooms. These include the generous drawing room with its ornate cornicing and ceiling rose, open fireplace and two tall sash windows, welcoming plenty of natural light. There is an equally ornate sitting room, again with two tall sash windows and a fireplace with log-burner. Leading from the drawing room is a formal, panelled dining room with a window seat.

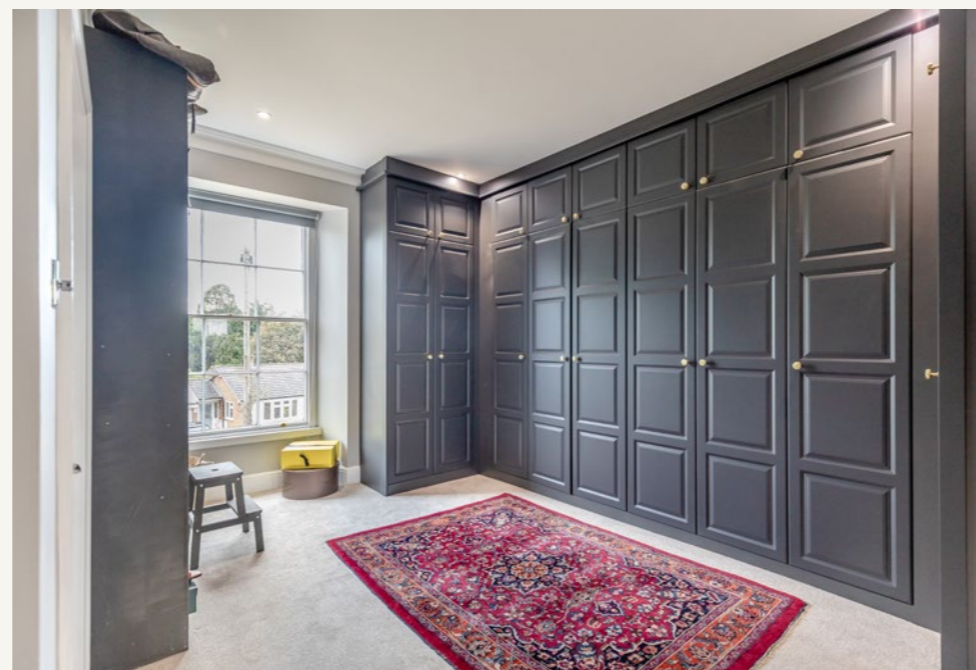
Additionally, the social kitchen provides further everyday living space, with its central island and breakfast table, contemporary units, integrated appliances and Aga. The utility room, boot room and cellar provide further space for home storage and appliances.

Off the first-floor landing there are four immaculate bedrooms, including the luxury principal bedroom with its dressing room and en suite bathroom. The first floor also has a large family bathroom with a freestanding bathtub and a walk-in shower, while stairs continue to the second floor, where there are four additional well-presented double bedrooms with skylights affording splendid views across the town. The second floor also has a family shower room.

#### Outside

The front gates open onto the gravel driveway at the front of the house, providing parking for several vehicles. In addition, and, to the left of the front door, is a wall-mounted level 2 EV charger. To the rear, the beautiful gardens include an area of paved terracing across the back of the house and a level lawn, bordered by established herbaceous shrubs and enclosed by mature trees giving a sense of privacy. There is also an outdoor heated swimming pool with its own sun terrace and gazebo.







#### Location

The historic market town of Raunds is set on the southern edge of the Nene Valley in North Northamptonshire, surrounded by open farmland and beautiful riverside landscapes. The town has a good range of everyday amenities, including a selection of shops, supermarkets, medical practices, restaurants and cafés, as well as a library and sports centre.

Schooling is well provided for locally and the town is just over 20 minutes away from Oundle School and its feeder, Laxton Junior School. In addition, Uppingham, Stamford and Oakham are all within easy reach. There are several primary schools in the town, including Raunds Park Infant School and Windmill Primary School, and secondary schooling at Manor School Sports College.

Stanwick Lakes, a popular country park and nature reserve, is within easy reach, offering outstanding birdlife and scenic riverside walks along the Nene Valley. Pitsford Water, just one and a half miles away, offers fly fishing, cycling, sailing and water sports. The larger town of Rushden, five miles to the south, provides further shopping and leisure facilities.

The town is well connected by road, with easy access to the A45 and the A14, while Wellingborough station, just 20 minutes away, provides direct Midland Main Line services to London St Pancras International from 44 minutes with Kettering station offering similar journey times.

Postcode region: NN9

#### General

Local Authority: North Northamptonshire Council.  
Tel: 0300 126 3000

Services: Mains water, gas, electricity and drainage are connected. Gas central heating and hot water.

Mobile and Broadband checker: Information can be found here  
<https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

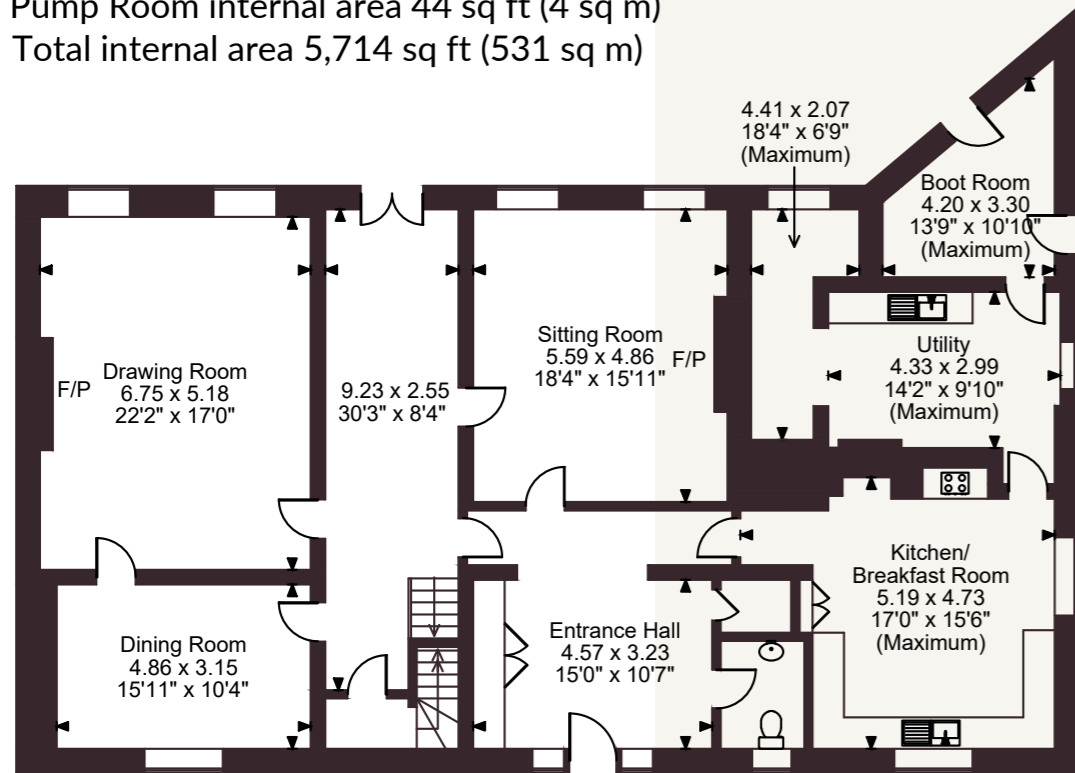
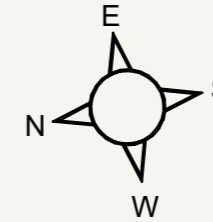
EPC Rating: E

Fixtures and Fittings: As per contract.

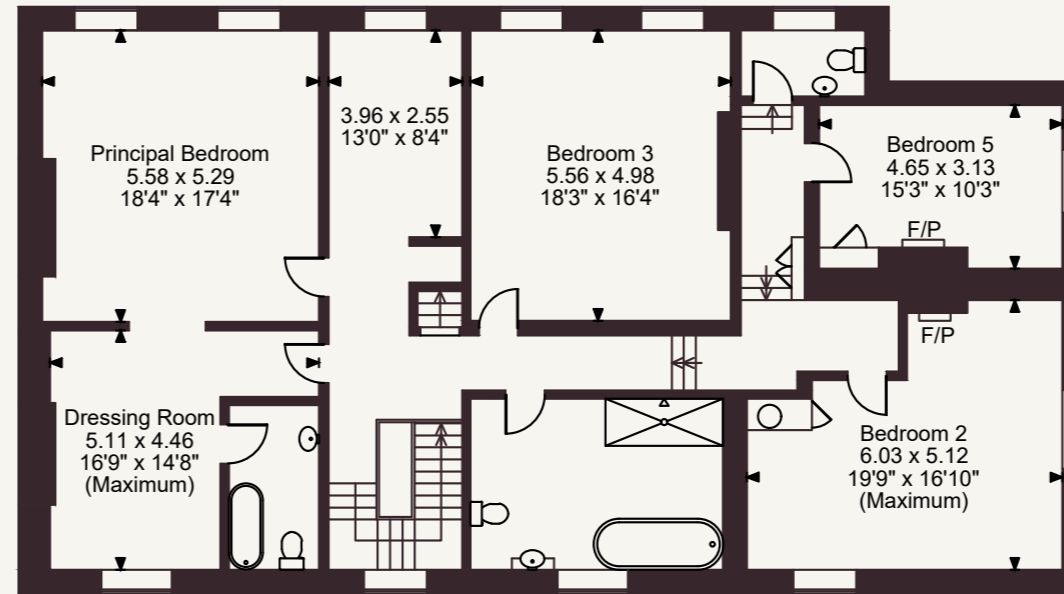
Wayleaves and easements: There are no public rights of way within the curtilage. However, the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.



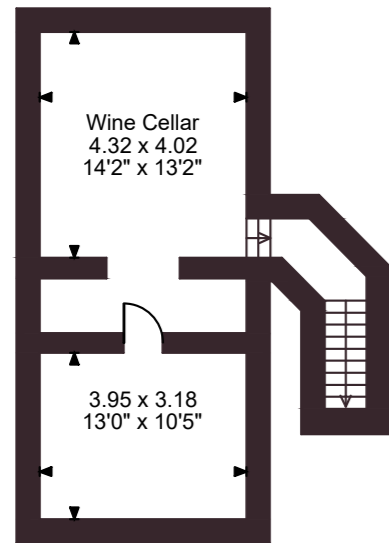
Berristers, Berrister Place, Raunds  
 Main House internal area 5,670 sq ft (527 sq m)  
 Pump Room internal area 44 sq ft (4 sq m)  
 Total internal area 5,714 sq ft (531 sq m)



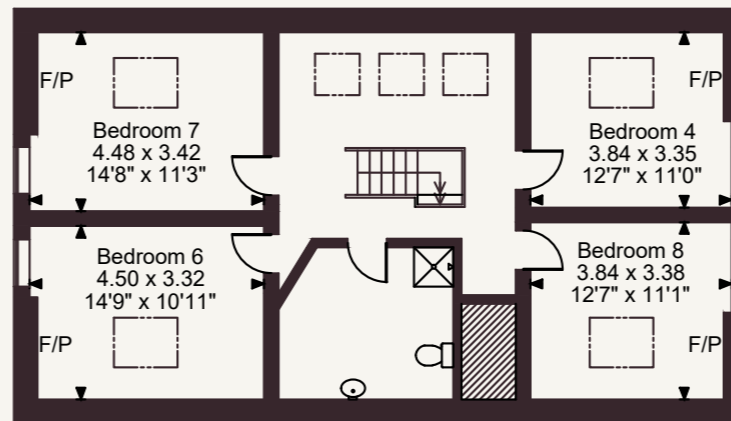
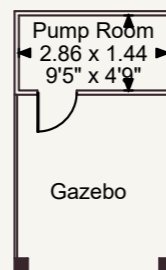
Ground Floor



First Floor



Cellar



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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**Stamford**

5 South View, Tinwell Road, Stamford, PE9 2JL

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