



The Field House, Main Street, Laxton, Northamptonshire

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The Field House

Main Street, Laxton, Northamptonshire NN17 3AT

A handsome barn conversion, extended and improved, with countryside views

6 miles Uppingham, 8 miles Corby (from 71 minutes to London St. Pancras International), 9 miles Oundle, 10 miles Stamford, 12 miles Oakham, 14 miles Kettering, 20 miles Peterborough (HST to London King's Cross)

Entrance hall | Kitchen | Garden room | Drawing room | Dining room | T.V. room | Study | Boot room | Utility room | Cloakroom | Principal bedroom with en suite and dressing room | 4 Further bedrooms, 3 with en suites | Family bathroom | Double garage | Double open bay carport with room above | Garden shed | Gardens and grounds | EPC Rating C | In all about 0.82 acres

The property

The Field House is entered via an oak front door with glazed side panels which opens into an entrance hall. To the left is the kitchen which extends into the garden room which, in turn, overlooks the gardens. The bespoke kitchen has a large central island, fitted with a wine cooler, a range of farmhouse style units with a mixture of granite and wood work surfaces, an LPG-fired Aga, an integral fridge-freezer, twin dishwashers, and a separate oven and hob. The garden room has French doors which open onto the terrace as well as a contemporary log burner. Beyond the kitchen is a dining hall, with French doors opening onto the terrace. This leads through to a large drawing room with an Inglenook and French doors. Running from the kitchen on the north side of the house is a boot room which leads through to a utility room and cloakroom. The ground floor is completed by a T.V./play room and a good-sized study, boiler

room with additional storage and downstairs cloakroom.

On the first floor, the triple aspect principal bedroom has an ensuite and small dressing room. There are two further bedrooms, one of which is en suite, and a family bathroom. On the second floor, there are two more bedrooms, both of which have en suites.

Outside

The approach is via electrically operated 5-bar gates with stone pillars leading to a gravel parking area with a double garage and attached double oak-framed carport with a room above. A separate entrance to the east with a 5-bar field gate leads to a parking area which could accommodate a horsebox. High mature hedges provide privacy on the road boundary. The remainder of the boundary has post and rail fencing. The garden is relatively low-maintenance and set to lawn with clusters of mature trees and flower beds bordering the terrace.

Location

The Field House sits on the edge of the popular village of Laxton and has field views to either side. The village has a church, village hall, cricket club, farm shop and has an active community. The busy towns of Stamford, Oundle and Uppingham are nearby and offer both schooling as well as retail opportunities. Nearby Corby has an excellent train service to London St. Pancras International, a range of supermarkets, a cinema and good 'walk-in' clinic at the Urgent Care Centre.

Transport links are excellent and the A43 and A14 are close by and lead to the Midlands motorway network. The area is renowned for its schooling. Primary schools are available at Gretton and Kings Cliffe; secondary schooling at Uppingham and Oundle and public schools at Oundle, Oakham, Stamford and Uppingham. Water sports are well catered for on Rutland Water. Other sporting facilities are on offer in the area, including some excellent golf courses.





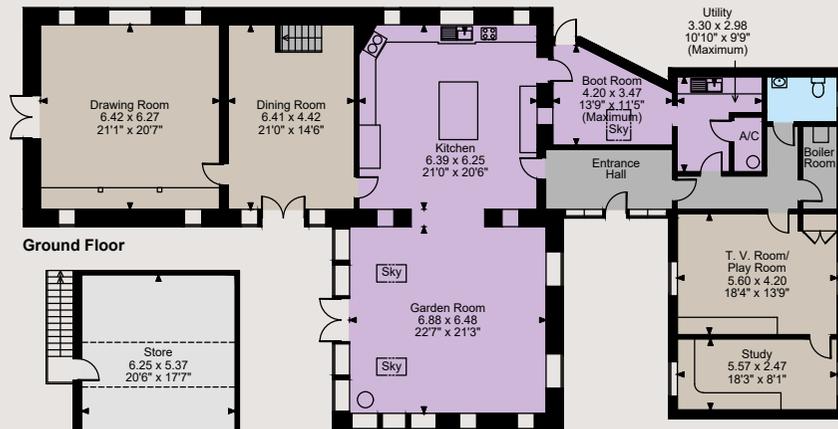
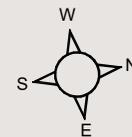




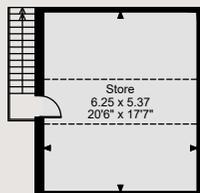




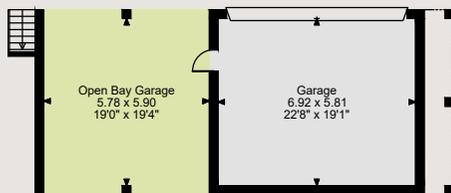
Floorplans
 House internal area 4,213 sq ft (391 sq m)
 Garage internal area 433 sq ft (40 sq m)
 Outbuilding internal area 227 sq ft (21 sq m)
 Open bay garage external area 400 sq ft (37 sq m)
 Total internal area 4,873 sq ft (453 sq m)
 For identification purposes only.



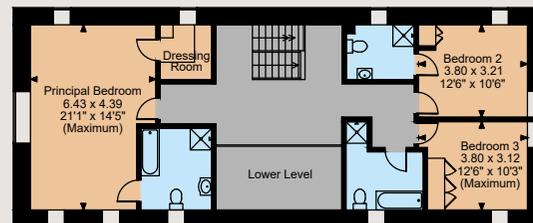
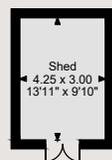
Ground Floor



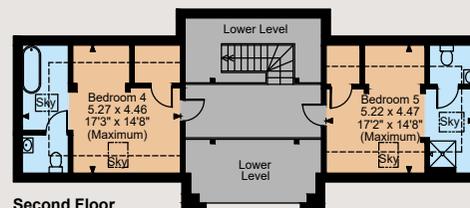
Floor Above Garage



Ground Floor



First Floor



Second Floor

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

□□□ Denotes restricted head height

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Directions

From Stamford take the A43 in a south-westerly direction passing through the villages of Collyweston and Duddington. 2.5 miles after passing by Duddington take a right signposted to 'Laxton 1 mile'. Follow this road down through the village and out the other side until you can see open countryside on your left hand side. The Field House can be found 2 fields later on your left hand side.

What3words:/// dress.crystal.basically

General

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

Services: Mains water and electricity connected. Private drainage. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought. Oil fired central heating. LPG-fired Aga.

Council Tax: Band G

Fixtures and Fittings: As per contract.

Tenure: Freehold

Guide Price: £1,425,000

Stamford

5 South View, Tinwell road, Stamford PE9 2JL

01780 484 040

stamford@struttandparker.com
 struttandparker.com



Over 50 offices across England and Scotland, including Prime Central London



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