



Main Street, Upper Benefield
Offers In Region of £599,995





A beautifully presented stone property with a Collyweston roof, built in the mid-17th century, offering the perfect blend of character alongside modern conveniences. This Grade II listed home has stone mullioned windows to the front aspect, an enviable inglenook fireplace with multi-fuel burner in the living room, a separate dining room with a striking stone fireplace, beamed ceilings and exposed stone walls. The modern equipped kitchen breakfast room is the heart of the home with room for an 8-seater dining table and a fantastic range of cream-coloured wall and base units with quality granite worktops that incorporate a double ceramic sink, integrated appliances and a free-standing range cooker. The modern ground floor wet room is tastefully styled and provides that all-important downstairs facility.

Four double bedrooms on the first and second floors provide lovely long-distance views over the countryside to both the front and the rear. On the second floor, the main bedroom is dual aspect and has a good-sized room currently being used as a dressing room that could be re-purposed as an en-suite.

Externally, there is plenty of kerb appeal to this handsome property as well as parking for at least six vehicles on the gated gravel driveway and the car port. A stone-built workshop beyond the Mediterranean-feel terrace has power and light connected and would make the ideal work from home or gym space. The gardens have a choice of seating areas, dependant on whether you are a sun-lover or prefer shade in the wonderfully private lawn area, which is surrounded by mature planting and trees, nestling behind a stone wall to the side of the property.





Upper Benefield is a linear village just four miles from the market town of Oundle, which has a variety of independent shops and restaurants as well as a weekly market and monthly farmer's market. Also known for its public schools and architecture, in addition, Oundle has a theatre, gallery and a country park.

Perfectly positioned on regular bus routes in both directions to Peterborough and Corby, with a train station just ten minutes-drive providing direct journeys to London Kings Cross arriving within the hour.

The A1 and A14 are a short distance away, with Rutland Water and Stamford within easy reach too. The whole community is invited to spectate/partake at the Cricket Club in the village and a variety of dog-walks are on the doorstep.

Tenure: Freehold
Grade II Listed
Oil Fired Central Heating
Council Tax: Band C
No Forward Chain







ENTRANCE

LIVING ROOM 13' x 22' 6" (3.96m x 6.86m)

KITCHEN/BREAKFAST ROOM 11' 3" x 19' 2" (3.43m x 5.84m)

DINING ROOM 13' 0" x 8' 9" (3.96m x 2.67m)

SHOWER ROOM

FIRST FLOOR

BEDROOM TWO 12' 10" x 11' 9" (3.91m x 3.58m)

BEDROOM THREE 11' 2" x 12' 7" (3.4m x 3.84m)

BEDROOM FOUR 12' 10" x 9' 4" (3.91m x 2.84m)

BATHROOM

SEPARATE WC

SECOND FLOOR

BEDROOM ONE 13' 2" x 21' 1" (4.01m x 6.43m)

DRESSING ROOM/POTENTIAL EN SUITE 13' 2" x 10' 4" (4.01m x 3.15m)

EXTERIOR

WORKSHOP 13' 8" x 13' 9" (4.17m x 4.19m)

CAR PORT 17' 4" x 23' 10" (5.28m x 7.26m)

GARDENS



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Total area: approx. 181.2 sq. metres (1950.3 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo
Plan produced using PlanUp.



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An immaculate four-bedroom stone property, full of character, with good-sized gardens, parking and car port for numerous vehicles as well as a workshop.

Two reception rooms, two bathrooms, family kitchen breakfast room.

No forward chain.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements