Rectory Farm
Luddington in the Brook
Near Oundle
Northamptonshire
PE8 5QS

Rectory Farm is a beautifully presented property which dates back to 1856 and has been sympathetically restored and extended, enjoying a wonderful rural setting yet is conveniently located just 7 miles from the pretty town of Oundle.

- 5 Bedrooms
- 2 Acre plot
- 1.1 Acre paddock
- Stables, tack room and wash room
- 50m x 24m ménage
- Extensive network of bridleways surrounding the property
- Rural location
- Superb access to Peterborough and Huntingdon rail stations

Boasting a total plot of approx. 2 acres with a 1.1 acre paddock, 50m x 24m ménage, stables, tack room and hot water wash room, this fabulous home is ideally suited to someone with equestrian interests. What’s more, you’ll be spoilt for choice with the extensive network of bridleways quite literally on your doorstep.
The house offers spacious accommodation over two floors which comprises: entrance porch, hallway, 39ft lounge, library, music room, stunning hand crafted kitchen by locally renowned ‘Wychwood bespoke interiors’, large utility room and ground floor WC.

On the first floor you will find five bedrooms, family bathroom and separate shower room. The master bedroom boasts a luxuriously appointed ensuite bathroom which simply must be viewed to be appreciated.
Outside there is a large, landscaped wrap around garden which enjoys a high degree of privacy with feature pond.

The main garden directly adjoins the ménage and stables with additional self-contained home office and storage areas. The paddock adjoins the ménage and is hedged on all boards offering privacy and security.

In addition there is a large off road parking area and covered parking zone ideal for horse trailers etc.

For more information or to arrange your viewing contact sole selling agents Oscar James on 01536 415777 today.