

EXCLUSIVELY PRESENTED BY

BY DESIGN

OATFIELD HOUSE

HANNINGTON · NORTHAMPTONSHIRE

OFFERS OVER £1,900,000



Almost five acres, with no immediate neighbours

A PERSONAL INTRODUCTION

The freedom of *country living*

Oatfield House is an exceptional six-bedroom family home, beautifully extended and fully renovated, with approximately 4,500 sq ft of accommodation set within almost five acres of private grounds.

Surrounded by countryside with no immediate neighbours, it offers complete privacy, landscaped gardens, two paddocks with equestrian potential and generous space for family life and entertaining.

It is a home designed to be enjoyed in every season. I would be delighted to show you around.

Marie Fritz

BY DESIGN

+44 7393 997427 marie.fritz@bydesignhomes.com





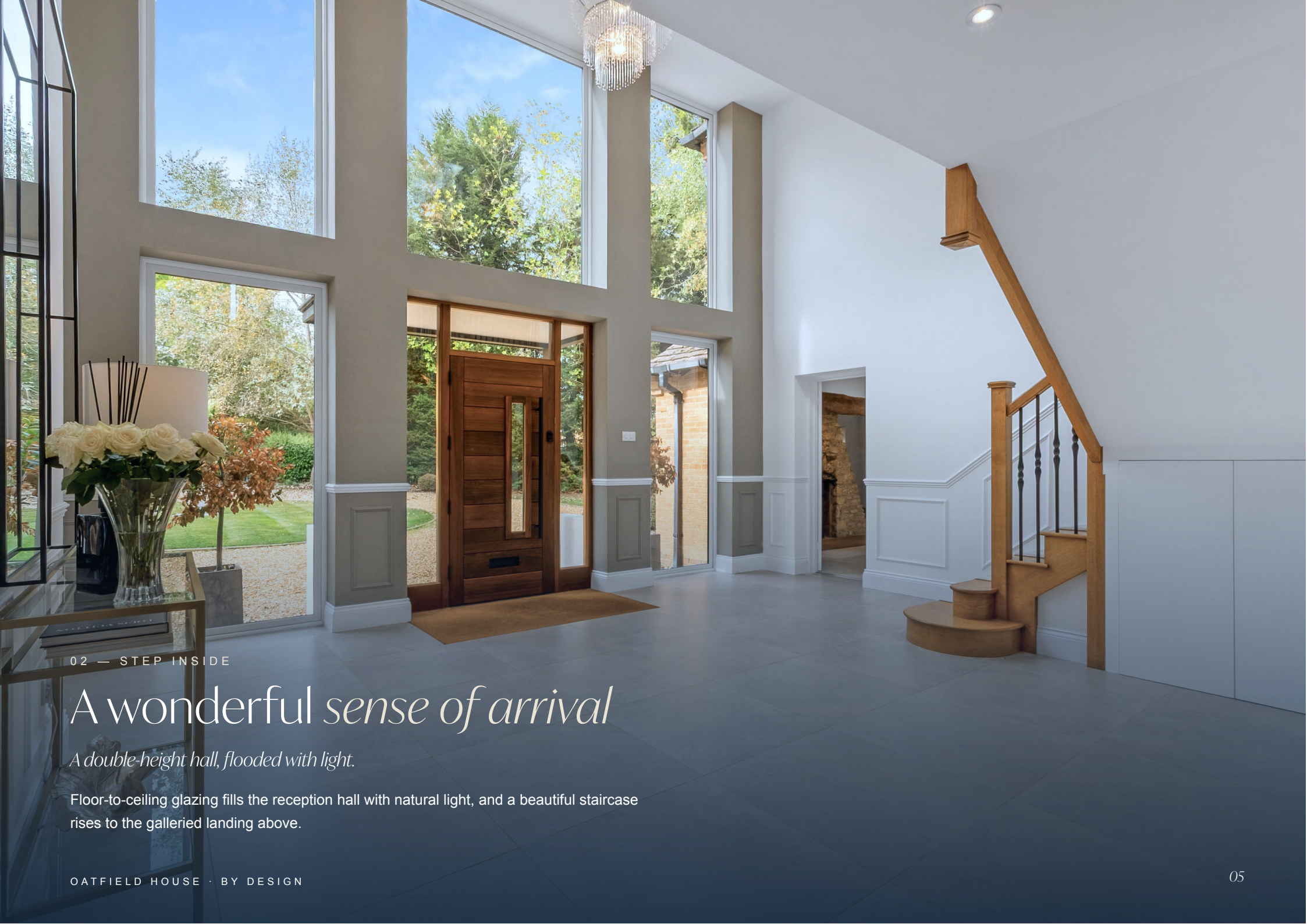
01 — THE RESIDENCE

Extended, renovated & *entirely private*

Space for family life and for entertaining.

Contemporary finishes throughout, underfloor heating across the ground floor and a setting surrounded by open countryside.

6 BEDROOMS	4 BATHROOMS
3 RECEPTIONS	1 HOME OFFICE
c. 4,500 SQUARE FEET	Almost 5 ACRES
2 PADDOCKS	Triple GARAGE



02 — STEP INSIDE

A wonderful *sense of arrival*

A double-height hall, flooded with light.

Floor-to-ceiling glazing fills the reception hall with natural light, and a beautiful staircase rises to the galleried landing above.



03 — THE SITTING ROOM

Almost 36 feet *of living space*

Gathered around an open fire.

Generous proportions allow for several seating areas, equally suited to relaxed family evenings or larger gatherings.





04 — DINING & ENTERTAINING

Made for *celebrations*

Around 29 feet, with its own bar.

Arranged around a substantial dining table, with a fitted bar incorporating a fridge and dishwasher. The room would work equally well as a further sitting room or games room.





05 — THE KITCHEN

The heart *of the home*

Quartz worktops and a large central island.

Neff appliances include a full-height fridge and separate freezer, two ovens with warming drawers, induction hob, microwave and two dishwashers, with a Quooker tap and InSinkErator.





06 — FAMILY ROOM & STUDY

A place *to gather*

A log burner for the colder months.

A roof lantern and sliding doors open the family area to the gardens. A separate home office, utility room and cloakroom complete the ground floor.





07 — THE FIRST FLOOR

A galleried *landing*

Overlooking the hall below.

Six bedrooms, three with en suites, and a four-piece family bathroom. Every bathroom has been renovated with contemporary fittings and elegant tiling.

One en suite bedroom also has its own secondary staircase, ideal for guests, older teenagers or extended family.







08 — THE PRINCIPAL SUITE

A private *retreat*

Bedroom, dressing room and en suite.

A generous double bedroom with a dedicated dressing room and a four-piece en suite bathroom with freestanding bath.







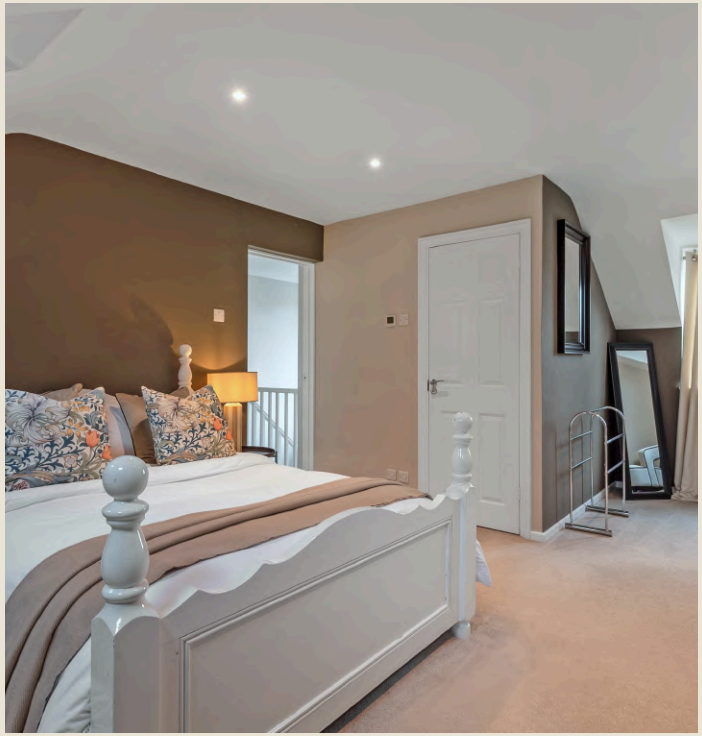




FIVE FURTHER BEDROOMS

Room for family *& guests*

Well-proportioned bedrooms, two with their own en suites, alongside a beautifully finished family bathroom.









09 — THE GARDENS & GROUNDS

Peace, space & *privacy*

Almost five acres, wonderfully secluded.

Landscaped lawns surround the house, with mature trees, established planting and lovely countryside views.

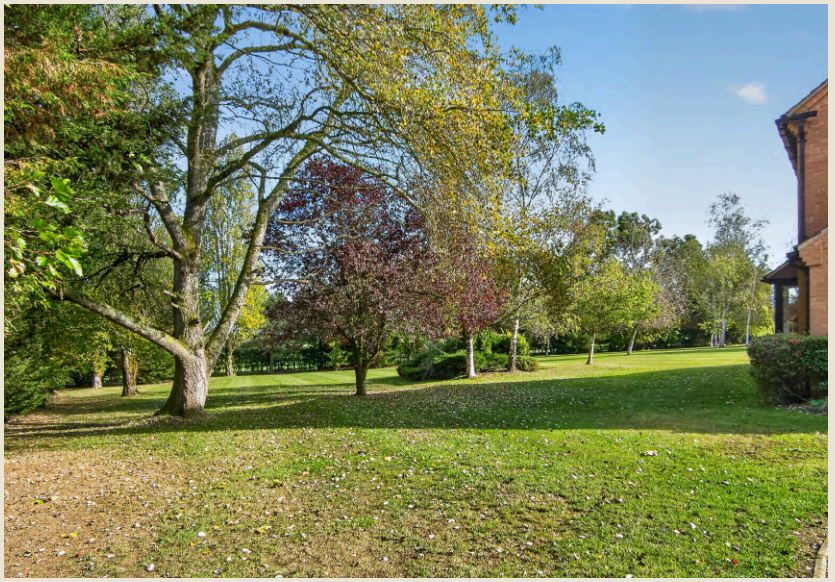


Outdoor *entertaining*

From garden parties to quiet evenings.

A substantial terrace for outdoor dining, with a covered area designed for an outdoor kitchen. Expansive lawns give children plenty of room to play.





10 — THE PADDOCKS

Equestrian *potential*

Two paddocks to the east of the gardens.

The first paddock holds a timber outbuilding with electricity, roughly the size of a double garage and currently used as a gym. It offers potential for conversion to stables, subject to any necessary consents.

The driveway continues around the garage to the rear grounds, convenient for a horsebox.







An immediate *impression*

A sweeping gravel driveway.

Beautifully maintained gardens and mature trees frame the approach, with extensive parking in front of the house and an attached triple garage for secure parking and storage.





11 — KEY FEATURES

At a *glance*

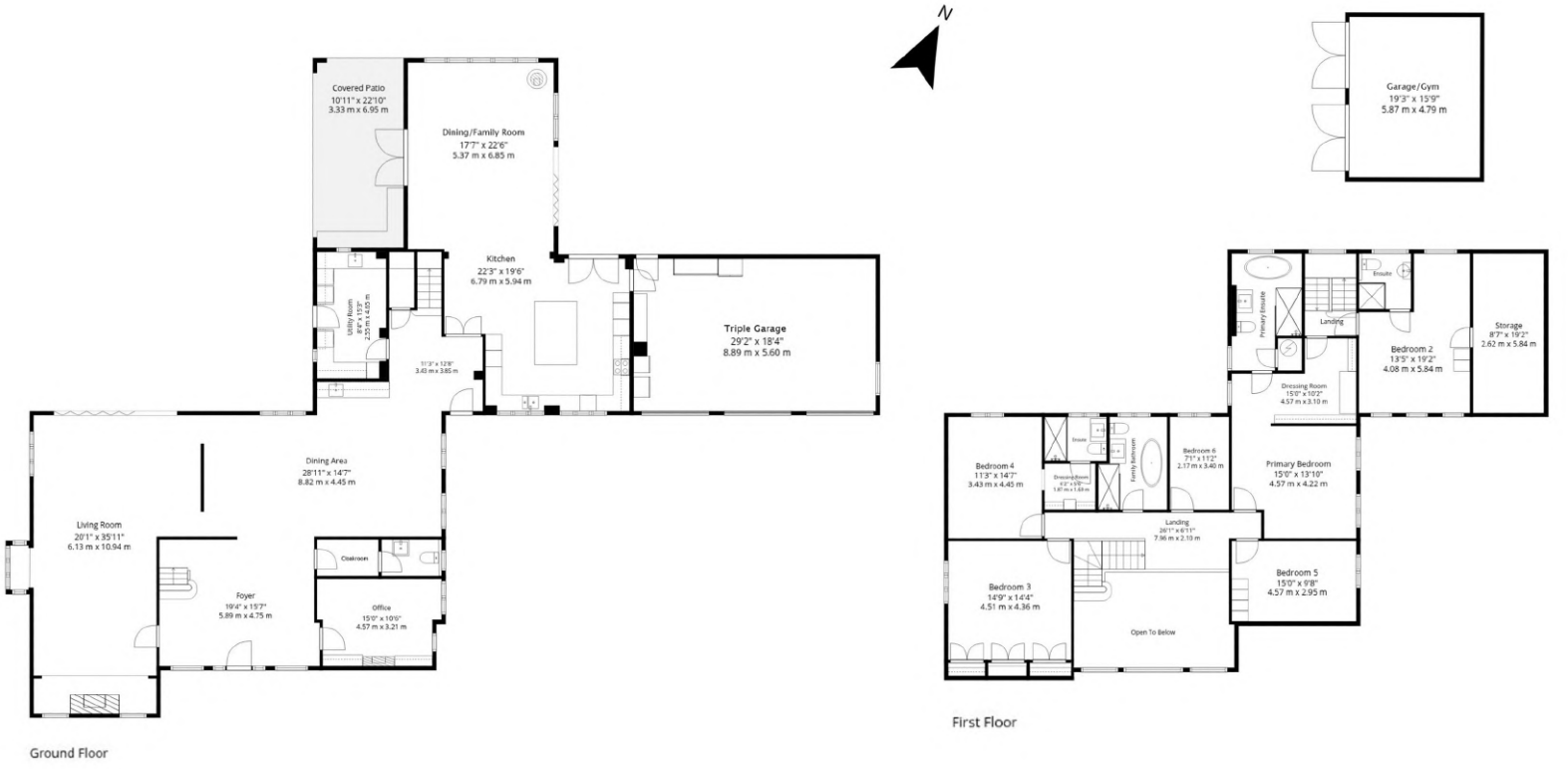
01	Extended and fully renovated six-bedroom family home of c. 4,500 sq ft
02	Almost five acres of private grounds with no immediate neighbours
03	Double-height entrance hall with galleried landing
04	Sitting room of almost 36 feet with open fire
05	Dining and entertaining room with fitted bar
06	Open-plan kitchen, dining and family room with Neff appliances and log burner
07	Principal suite with dressing room and four-piece en suite
08	Underfloor heating throughout the ground floor
09	Two paddocks and a timber outbuilding with stable potential*
10	Triple garage and extensive gravel parking

*Subject to any necessary consents.

Oatfield *House*

HARDWICK ROAD · HANNINGTON · NORTHAMPTONSHIRE

BY DESIGN



Gross Internal Area: 4478sq ft, 417sq m
Open to Below & Low Ceiling: 351sq ft, 31sq m
Garages: 838sq ft, 78sq m

OVERALL TOTALLS: 5667sq ft, 526sq m

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MARY VARY. FLOOR MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION.
COVERED PATIO NOT INCLUDED

Floorplan for illustrative purposes only; all measurements are approximate and should not be relied upon.



12 — THE LOCATION

Hannington *& Hardwick*

A private rural position off a quiet country lane.

Oatfield House sits between the villages of Hannington and Hardwick, east of the A43 between Northampton and Kettering.

Northampton, Kettering and Wellingborough are all within easy reach for shopping, restaurants, leisure and schooling, while the countryside remains right on the doorstep.

CONNECTIONS	
A14	c. 6 miles
M1 Junction 15	c. 12 miles
Kettering station	London St Pancras
Wellingborough station	London St Pancras

SCHOOLS	
Primary	Walgrave
Secondary	Moulton

A wider choice of state and independent schools is available in the surrounding area.

A home for *every season*

Oatfield House offers a rare combination of beautifully finished interiors, generous family accommodation and exceptional outdoor space.

Whether enjoying quiet evenings overlooking the gardens, entertaining friends and family or making the most of the paddocks and grounds, this is a home designed to be enjoyed all year round.

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EXTRA INFORMATION

Tenure	Freehold
Construction	Brick under tiled roof
Local authority	North Northamptonshire Council
Council tax	Band G
EPC	To be confirmed
Utilities	Mains electricity and water
Heating	LPG central heating via a private gas tank
Drainage	Private, via a sewage treatment plant
Broadband	High-speed fibre available in the area*
Mobile	4G coverage available*

*Buyers are advised to check with their provider.

STRICTLY BY APPOINTMENT ONLY

Arrange a *private viewing*



Marie Fritz

BY DESIGN

+44 7393 997427

marie.fritz@bydesignhomes.com

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BYDESIGNHOMES.COM

Agent's notes: all measurements are approximate and for general guidance only and must not be relied on. Fixtures, fittings and appliances have not been tested and no guarantee can be given that they are in working order. Photographs are for general information and it must not be inferred that any item shown is included with the property.