



# A 10 bedroom period house in a desirable location

**Berristers, 4 Berrister Place, Raunds, Wellingborough, NN9 6JN**

Freehold

savills



Reception hall • Sitting room • Dining room • Office  
Kitchen/breakfast room • Utility • Ten Bedrooms, one en  
suite • Bathroom • Shower room • Boot Room/ Cloakroom  
Cellar • Garden

### **Situation/Location**

The small, historic market town of Raunds is situated in the Nene Valley, five mile north of Rushden and within easy reach of Wellingborough and Kettering. The town has plenty of everyday amenities, including a post office, small supermarkets and several restaurants and cafés, while schooling in the town includes Raunds Park Infant School and for secondary, Manor School Sports College. Further amenities can be found in Rushden, including large supermarkets, shopping and leisure facilities and Waitrose and M&S Supermarkets. There is beautiful countryside on the town's doorstep, with lakes and nature reserves providing a variety of beautiful landscapes to enjoy. The area is well connected by road, while Wellingborough mainline station provides direct services to London St. Pancras International, taking less than an hour.

### **The Property**

This handsome detached period property offers over 5,500 sq. ft of extensive, immaculate accommodation arranged over three floors. It has been recently renovated to a high standard with stylish, bespoke fittings throughout complementing the beautiful original features including high ceilings, large sash windows, elegant panelling and plasterwork, and original fireplaces. The ground floor has a large sitting room, an adjoining

office and a formal dining room, while the kitchen and breakfast room have bespoke handmade units to base and wall level, black granite worktops, integrated appliances, a central island and an oil run Aga. The first floor has six beautifully presented bedrooms, and a large family bathroom with a walk-in shower and a stunning freestanding bathtub. One of the bedrooms on the first floor has an en suite shower room, while the second floor has a further four double bedrooms and a shower room.

### **Outside**

There is a walled garden to the front, with gates opening onto a driveway, which provides parking for several vehicles. The property also benefits from a side access connecting the front drive and rear garden with sufficient space for vehicles to travel. The rear garden includes a paved terrace extending to over 1,000 sq.ft and various mature trees.

### **Local authority**

East North Northamptonshire Council Band G

### **Viewing**

Strictly by appointment with Savills.

### **Services**

Mains, gas, electricity, water and drainage

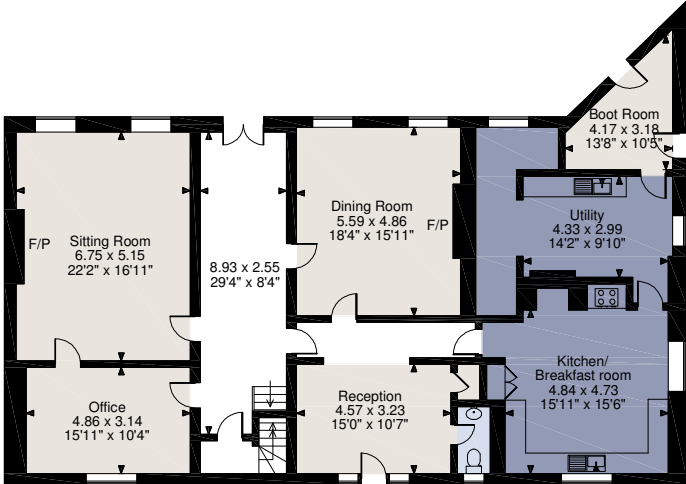
**Energy performance  
E Rating**



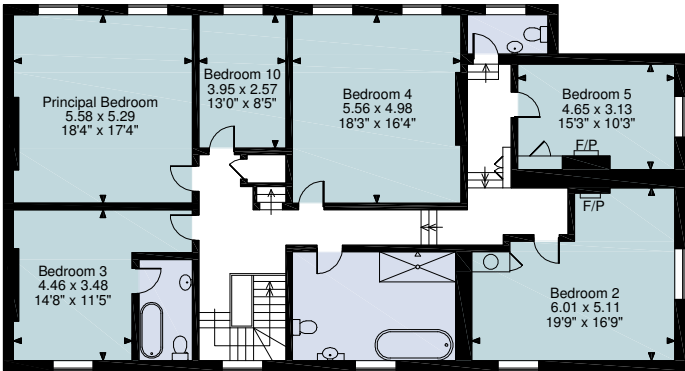




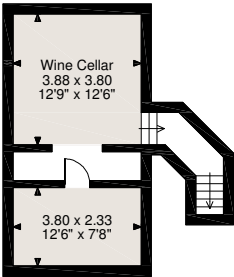
Berristers, 4 Berrister Place, Raunds, Wellingborough  
Main House gross internal area = 5,564 sq ft / 517 sq m



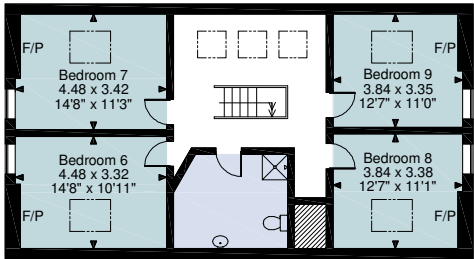
Ground Floor



First Floor

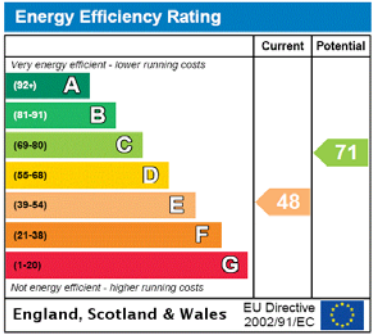


Cellar



Second Floor

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