



# A detached home in a peaceful riverside setting

**Triune House, High Street, Denford, Kettering NN14 4EQ**

Freehold





Reception room • Dining room • Kitchen • Utility  
Boiler room • Cloakroom • Principal bedroom with en  
suite shower room • 5 Further bedrooms, 1 en suite  
Shower room • Workshop • Balcony • Garden  
EPC rating D

### **Situation/Location**

The small village of Denford lies beside the River Nene, just a mile south of the bustling Northamptonshire town of Thrapston. The village has a local pub and a parish church, while all the necessary everyday amenities can be found in Thrapston, including supermarkets and a variety of shops restaurants and cafés. Schooling can be found in nearby Ringstead, where there is a primary school, as well as Thrapston, while the nearest secondary school is Manor School Sports College in Raunds, three miles away.

The area is well connected by road, with the A45 providing routes to Wellingborough and the A14 nearby providing easy access towards Kettering to the west and the A1 to the east. Mainline rail services are available from Kettering and Wellingborough (47 minutes from Wellingborough to London St. Pancras International).

### **The Property**

This spacious family home provides flexible and comfortable accommodation, including up to six bedrooms. The property is set in a sought-after location in the heart of the village of Denford, with a garden backing onto the peaceful River Nene. The accommodation is arranged across three levels, with the impressive glass atrium entrance hall and galleried first floor landing providing a light and airy welcome. The ground floor has a well-proportioned reception room with windows to the front and rear, and a fireplace,

while the formal dining room has sliding glass doors opening onto a balcony overlooking the beautiful rear garden. The kitchen has a wealth of storage in wooden units, as well as integrated appliances and space for a breakfast table. There is also one double bedroom en suite on the ground floor. The lower ground floor provides three further bedrooms, including the en suite principal bedroom, as well as a shower room, a utility room and a boiler room. On the first floor there are two generous double bedrooms.

### **Outside**

At the front of the property, a gravel driveway leads past the lawn to a parking area and the double garage. There is also a walled paved terrace area at the front, providing a peaceful and secluded spot in which to relax. The rear garden features paved terracing, a beautifully maintained lawn and a variety of mature trees and established hedgerow, as well as a timber deck set on the idyllic and tranquil riverside.

### **Local authority**

East Northamptonshire Council, +44 (0)1832 742000, Band G

### **Viewing**

Strictly by appointment with Savills.

### **Services**

Mains gas, electricity, water and drainage

### **Date of Photography & Particulars**

March 2021









Triune House, High Street, Denford, Kettering NN14 4EQ  
Main House Internal 369 sq m/3976 sq ft  
Garage Internal 30sq m/320sq ft  
Balcony Internal 10sq m/110 sq ft  
Total Gross Internal 399sq m/4296 sq ft



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
The position & size of doors, windows, appliances and other features are approximate only.  
□ □ □ Denotes restricted head height  
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