



£2,500,000 | Freehold

Church Lane, Ridlington LE15 9AL





## Key Features & Description

- Newly Built Six Bedroom Home
- High Specification Throughout
- Air Source Heating and Hot Water
- Under Floor Heating
- Electric Gated Driveway
- Triple Garage with Room Above
- Electric Car Charging Point
- Manageable Garden

EPC Rating B | Council Tax Band

Offering over 5000 sq ft of accommodation, this property has been finished to an exceptional standard combining traditional style with state-of-the-art technology and has reached its maximum energy efficiency potential.

Guiding you into the grounds is a curved iron stone wall, with electric gated entrance. The driveway leads to a triple garage and parking for multiple vehicles.

Above the garages is a further 11m x 5m of accommodation which has a multitude of uses according to ones needs.

The double fronted aspect of the property lends itself to an impressive entrance hall with central staircase.

Leading from the grand hall is the dual aspect sitting room, study, snug with built-in media wall and laundry room. The rear lobby combines a boot room and cloakroom.

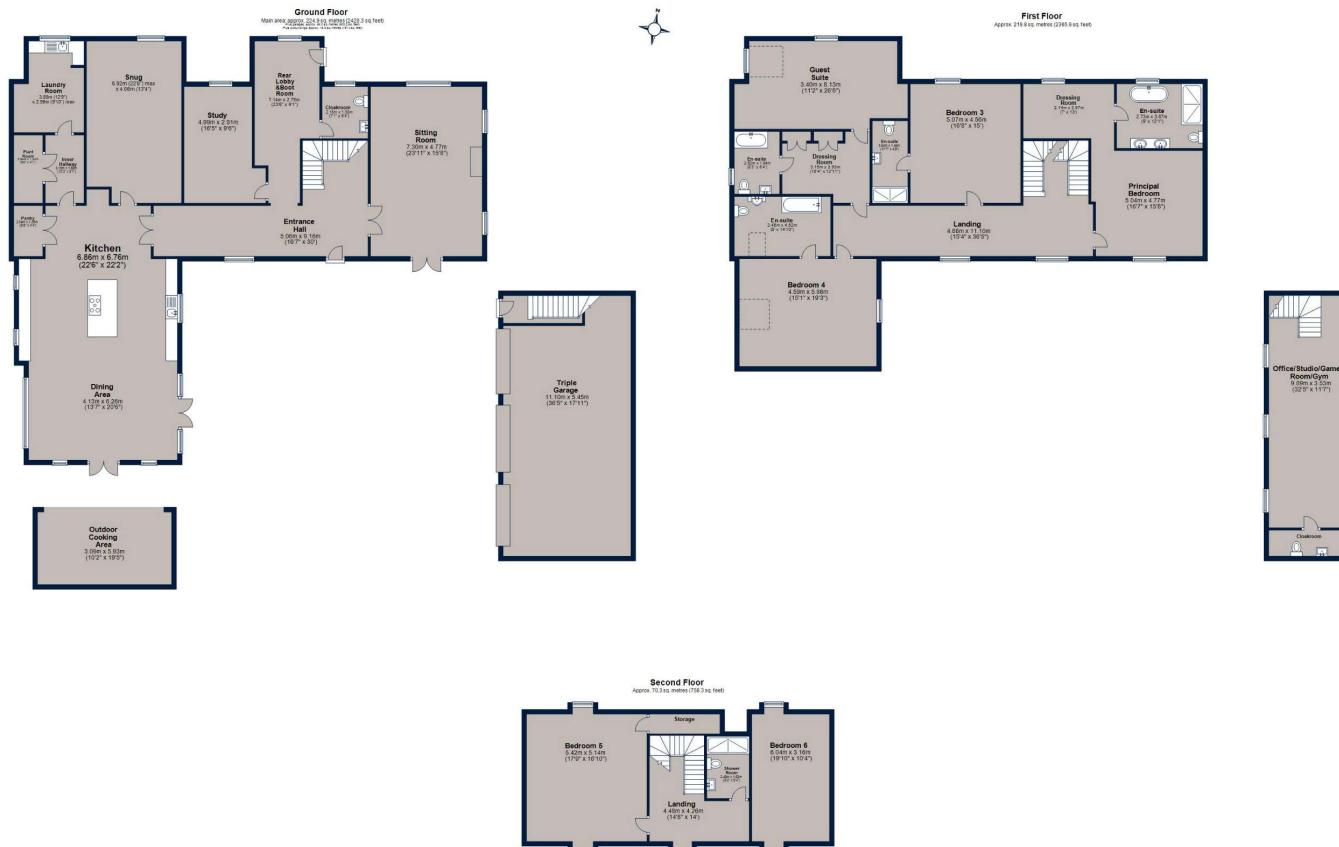
The kitchen is open plan, encompassing the vaulted dining and family area, with doors to the outdoor arbour kitchen, and has an impressive central island, and walk-in pantry. The units are complimented with quartz worktops.

On the first floor are the principle and guest suites, providing dressing rooms and en-suite bathrooms as well as two further bedrooms with en-suites. To the second floor are two bedrooms with far reaching views and bathroom.

Private, wrap around gardens surround this beautiful home.







Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo. [www.m-photo.pro](http://www.m-photo.pro)

#### Important Notice

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Osprey Property.



**TOTAL: Approx 589.2 sq. metres (6342.09 sq. feet)**



**Osprey Oundle Sales**  
6 Crown Court, Market Place, Oundle PE8 4BQ  
T: 01832 272225 | [osprey-property.co.uk](http://osprey-property.co.uk)