

THE VICARAGE,

PARK STREET, RAUNDS, NORTHAMPTONSHIRE

JACKSON-STOPS


BRIGHT UTILITY

THE VICARAGE,
PARK STREET, RAUNDS, NORTHAMPTONSHIRE, NN9 6NB

TOTAL APPROX. FLOOR AREA 2,610 SQ FT / 242.4SQ M (EXCLUDING OUTBUILDINGS)

A MOST HANDSOME FORMER VICARAGE LOCATED CLOSE TO THE CENTRE OF THIS POPULAR TOWN HAVING LANDSCAPED GARDENS AND DETACHED ANNEXE/HOME OFFICE



DISTANCE

Town centre 0.3 miles
Thrapston 4.5 miles
Oundle 11 miles
Rushden Lakes 6.3 miles
Wellingborough Train Station – 8.5 miles
Distances/times approximate

GROUND FLOOR

- Entrance hall
- Dining room with sitting room off
- Family room
- Kitchen with walk in pantry
- Conservatory
- Utility
- Cloakroom

FIRST FLOOR

- Landing
- Main bedroom suite comprising of dressing room and en-suite shower
- Double bedroom

SECOND FLOOR

- Landing
- Two double bedrooms
- Bathroom

OUTSIDE

- Detached annexe/home office
- Landscaped mature wrap around gardens
- Gated parking for several vehicles
- Car Port

OFFERS IN EXCESS OF £700,000 Freehold

THE PROPERTY

This handsome former Victorian vicarage occupies a delightful setting within mature, predominantly lawned gardens extending to approximately 0.38 acres, approached through gated access. The property retains a wealth of attractive period features, thoughtfully complemented by contemporary touches such as air conditioning throughtout to create a spacious and comfortable family home. A particular feature is the detached two storey annexe, offering excellent versatility for use as a gym, home office or additional accommodation.

The original solid entrance door opens into an impressive reception hall, featuring timber flooring and an elegant staircase rising to the first floor. Double Crittall style glazed doors lead through to a beautifully proportioned reception room, currently arranged as a dining area, with a tall bay window overlooking the side gardens and attractive corniced ceilings. An open archway connects to the adjoining sitting room, which enjoys a further bay window, high corniced ceilings and timber flooring, creating a wonderful sense of space and continuity between the two rooms.

Also accessed from the reception hall is a further reception room, featuring timber flooring, a bay window overlooking the rear gardens and glazed sliding doors providing direct access outside. To the rear of the house, the generously proportioned kitchen is fitted with a range of timber fronted wall and base units, complemented by attractive work surfaces and an inset Belfast sink. Beyond the kitchen is a conservatory with a pitched roof and doors opening to both the rear and side gardens. A useful additional room, suitable for use as a cloakroom or home office, provides access to a spacious utility and boot room.

On the first floor, a generous landing leads to the principal bedroom suite, comprising a spacious bedroom, separate dressing room and an ensuite shower room with a large double shower. A further double bedroom and separate cloakroom complete the accommodation on this floor.

The staircase continues to the second floor, where there are two further bedrooms, a family bathroom and useful storage within the eaves.









OUTSIDE

The property occupies a delightful setting within beautifully landscaped gardens extending to approximately 0.38 acres, which wrap around the house and provide a wonderful sense of space and privacy. Double entrance gates open onto a generous driveway, providing ample parking and turning space for several vehicles, together with access to a covered double carport with a concrete hard standing.

The gardens are predominantly laid to lawn, interspersed with established flower and shrub borders and a variety of mature trees, creating an attractive and peaceful setting. There are raised vegetable beds, wildlife pond and former air raid shelter all giving the garden interest throughout the seasons.

A particular feature of the property is the detached two storey annexe, thoughtfully converted from former garaging and offering considerable versatility. Currently arranged as a gymnasium on the ground floor, with an office or private retreat and useful cloakroom above, the building lends itself to a variety of alternative uses, including working from home, leisure pursuits or ancillary accommodation, subject to any necessary consents.







LOCATION

Located on the edge of Raunds, the home enjoys both the convenience of town amenities and the peace of nearby countryside. Raunds offers an active local community with regular markets, shops, pubs, and cafe s. Just a short distance away are the popular retail and leisure destination of Rushden Lakes and the historic market town of Thrapston. With countryside walks beginning almost at the doorstep, this is a setting that offers the best of both town and country living.

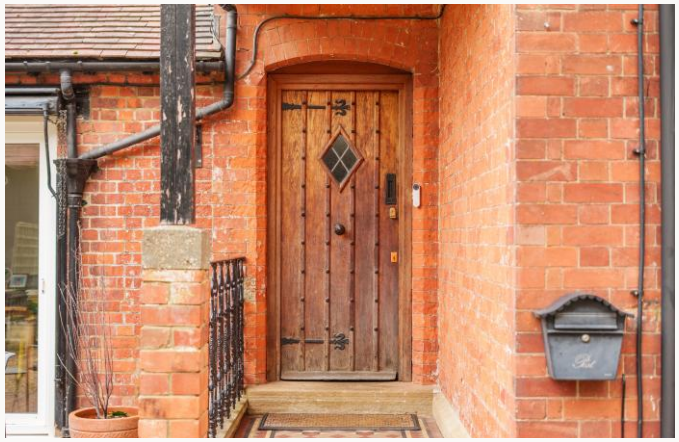
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PROPERTY INFORMATION

Services: All main services are connected to the property including gas fired central heating, mains drainage and water. The property benefits from air conditioning. There is also heat pump air conditioning to the open plan living space on the ground floor and bedrooms on the first floor.

Local Authority: North Northamptonshire
Tel: 0300 126 3000

Outgoings: Council Tax Band "F"
£3,671.44 for the year 2026/2027

EPC Rating: D

Tenure: Freehold

Viewings: Strictly by appointment with Jackson-Stops
Tel: 01604 632 991

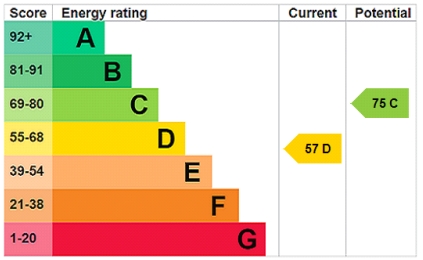
Important Notice:
1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

The Vicarage, 2 Park Street, Raunds

Approximate Area = 2610 sq ft / 242.4 sq m
Outbuilding = 747 sq ft / 69.3 sq m
Total = 3357 sq ft / 311.7 sq m

For identification only - Not to scale





Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
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