



HILLTOP

COTTINGHAM



Searching for a peaceful family home, with an easy, open flow that is just perfect for entertaining? Welcome to Hilltop, Cottingham.

Take in the countryside views as you approach the home along the main road, before turning off and along a shared driveway.

Park up in front of the stone built double garage, and soak up the serenity of your quiet surroundings.

Family goals

Beneath a canopy porch entrance, double doors open to Hilltop, a spacious, detached, five-bedroom family home.

Emerge onto the solid oak floor of a bright and broad entrance hallway, where the staircase leads up directly ahead. Open and inviting, doors lead off in all directions.

Turn right, past the handy cloakroom, before arriving at the utility room, equipped with an array of storage cupboards and a sink, and with plumbing for white goods. Access can be found here through to the large double garage.

Returning to the entrance hallway, through the second doorway to the right, dressed in dove grey tones is the formal dining room, peacefully set overlooking the garden beyond.

Easy living

Nestled to the left of the entrance hallway, in neutral décor, oak flooring continues underfoot in the study. Ideal for those working from home, there is ample space for an office desk, cupboards and shelving.

Next door, double doors set the scene for the spacious sitting room. Warm and bright, sunlight serenades this cosily carpeted room through a trio of windows, dressed in plantation shutters, directly ahead. Further light filters in through a window to the left and French doors to the right.

Perfect for entertaining in the summertime, throw open the doors and follow the flow to the patio for barbecues in the sunshine.





Entertaining haven

Leading on from the sitting room, double doors welcome you through to the kitchen.

Enjoy casual dining in the lower area of the open-plan room – there is space to add a large table before the French doors leading out to the terrace outside. Step up to the main preparation area, where cabinetry extends in a 'U' shape providing plentiful storage for culinary essentials. Centrally set is an island featuring a salad sink (another sink overlooks the rear garden) and further storage. Garden views greet you from both sides; perfect for when it's time to call the children in for dinner.

Cook up a feast for family and friends on the Rangemaster oven. An integrated dishwasher is also hand alongside space for a freestanding American style fridge freezer. Spacious, open and welcoming; the kitchen is the true hub of the home.

Returning to the entrance hallway take the staircase up to the large landing.



Sweet dreams

Turning right, arrive at the principal suite, awash with light courtesy of two large windows overlooking the garden. With plentiful room for furnishings, sneak a peek through to the en suite, eye catching in its sloped-ceiling design and fitted with wash basin, shower and loo.

Cosy silver-grey carpet extends throughout the bedroom next door, another bountiful double with high ceiling and views over the garden. Shimmering tones adorn the walls for a sumptuous feel.

A floral feel presides in the bedroom opposite, with notes of pink and silver in the walls and carpet. From the window spy undulating views out over the rooftops towards Rockingham.

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Pause to appreciate the hilly views from the bedroom next door, cosy and light-filled.

Refresh and relax in the family bathroom, tiled to the floor and part tiled to the walls, with loo, wash basin and centrally filling tub. Note the spacious design and neutral spa-feel tones.

Discover the fifth bedroom above the garage, uniquely shaped with its vaulted ceiling and skylights, a bedroom replete with its own en suite. Freshen up in the walk-in shower room.





Step outside

Descend the staircase and make your way outdoors from the kitchen, to the sunny south-east facing garden, where a large, paved patio is the perfect place to entertain guests. Sizzle sausages on the barbecue or heat up a freshly made pizza in the stone-built oven in the corner. This is the ultimate entertaining space.

A secure stone wall and fencing runs along the boundary, with lawn wrapping around the side to the rear of the garage, where a pathway also skirts the edge of the home. From this vantage point admire the architectural features of the home; the stone sills and the peaked roofline.



Further afield

Explore the rural delights of village life in Cottingham, home to St Mary Magdalene Church and Cottingham Church of England primary school.

Soak up the serene country views at van Oppen Equine, a local polo club and livery, where in the summer you can dine in style at The Safari Bar while watching the horses and riders in a polo match

For a more casual dining experience, there is a local village takeaway, café and a convenience shop.

With walks aplenty on the doorstep, other leisure pursuits include the nearby Blackthorn Wood Golf Club and Corby Tennis Centre, or simply enjoy a stroll around East Carlton Park.

Simply designed for family time, admire the raised decking and miniature playhouse. Birdsong provides a natural soundtrack to your garden gatherings, whether reclining with a book or frolicking with family and friends.

Pay a visit to Rockingham Castle, a former royal castle and hunting lodge dating back to the 11th century. Overlooking the stunning Welland Valley, the castle, now privately owned, is open to the public on certain days.

Refreshingly rural, Hilltop is within close reach of transport links to the A1 and M1 for those essential dips into metropolis life, while mainline services from Corby and Market Harborough allows for a straightforward commute to London.

Local towns

- Corby 3.6 miles (8 minutes)
- Uppingham 7.6 miles (14 minutes)
- Market Harborough 8.7 miles (17 minutes)
- Oakham 14 miles (25 minutes)
- Oundle 14 miles (26 minutes)

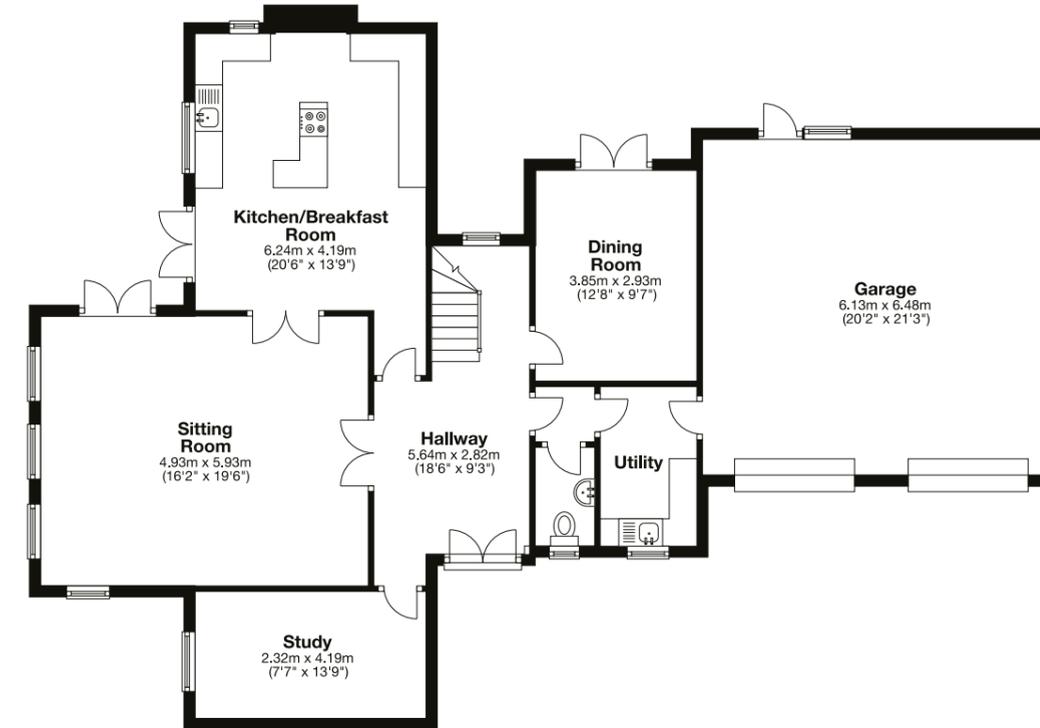
The Finer Details

Freehold
Built c.2010
Conservation area
Gas central heating

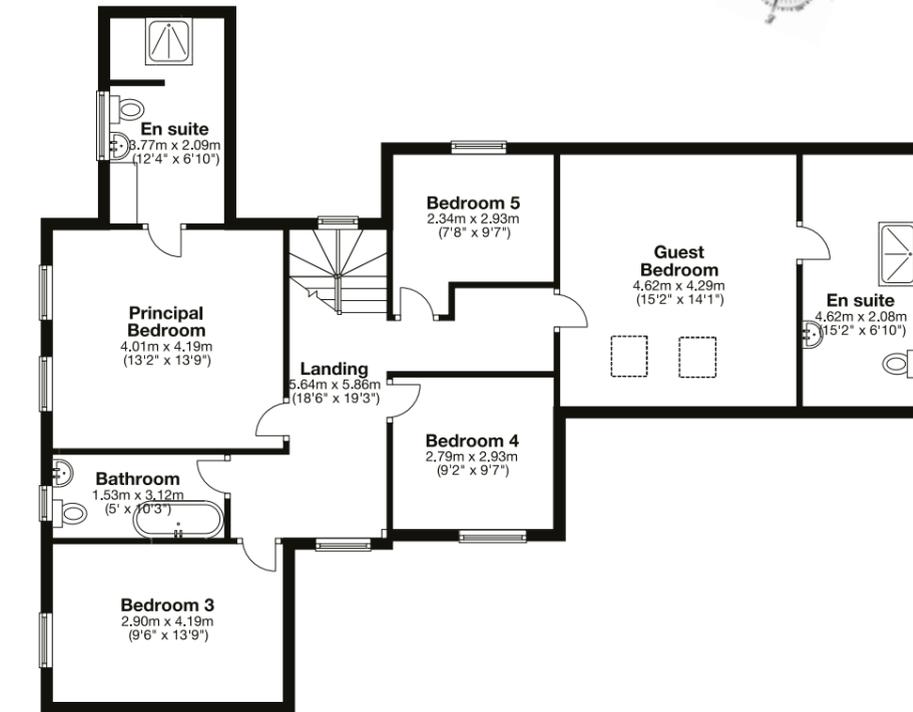
Mains water, sewage and electricity
Corby Borough Council, tax band G
(£3,195.96 2021/22)
EPC rating C

Ground Floor: approx. 138.1 sq. metres (1486.2 sq. feet)
First Floor: approx. 105.8 sq. metres (1139.1 sq. feet)
Total area: approx. 243.9 sq. metres (2625.3 sq. feet)

Ground Floor



First Floor



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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
65-80	C	73 C	78 C
55-64	D		
35-54	E		
21-34	F		
1-20	G		



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Presented by



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