

# CHARLES ORLEBAR



1, HIGH BEECH, HAYWAY, RUSHDEN, NN10 6AH



Set on one of Rushden's most prestigious and peaceful addresses, 1 High Beech is an exceptional six-bedroom detached home, privately positioned behind electric gates with a long tree lined driveway and video intercom access. Built in 2021, this contemporary residence offers luxury throughout, including underfloor heating across both the ground and first floors.

Inside, a stunning three-storey oak and glass staircase sits beneath a modern chandelier, creating an impressive central feature. The spacious kitchen is beautifully appointed with Bosch appliances, a kettle tap, sleek cabinetry and a large island, with bi-fold doors opening onto a generous patio and hot tub area—perfect for entertaining.













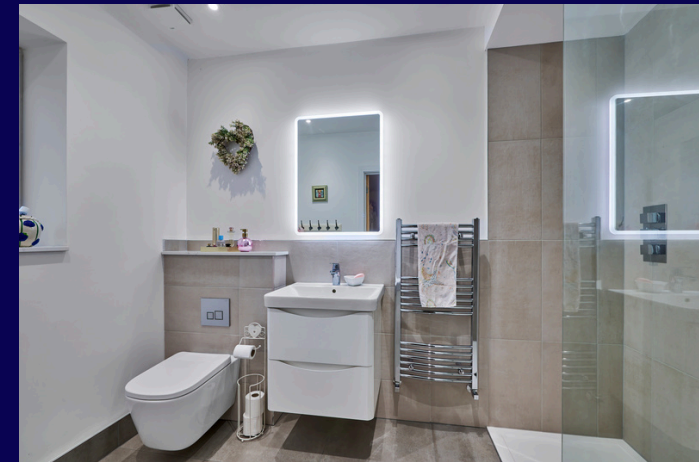
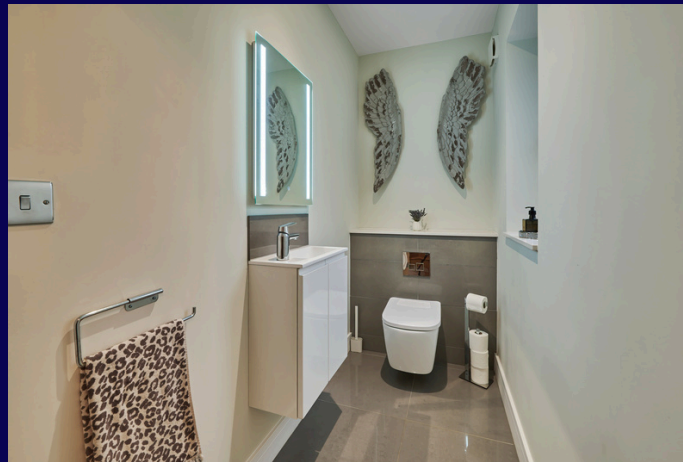


The accommodation is arranged over three floors and includes six double bedrooms, two en-suites and well-designed living spaces filled with natural light. The vendors have also extended into the third floor to create two additional bedrooms, meaning the property was originally designed as a four-bedroom home and has been thoughtfully enhanced to provide excellent flexibility for family living, guests or home working.



Ideally located, the property is within walking distance of Rushden Lakes, Higham Ferrers High Street, and Rushden High Street, giving access to shops, dining, and leisure. Wellingborough Station is a short drive away, offering fast rail links with journey times to London St Pancras in as little as 45–50 minutes, making this an excellent choice for commuters.





Local Authority - North Northants  
District Council  
Council tax Band - B  
Tenure - Freehold  
Services - Mains electricity, water  
and drainage. Gas central heating  
with under floor heating and  
radiators.





Approximate gross internal floor area  
Total area: 242.6 sq.m / 2611 sq.ft  
EPC: B



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*let's get in touch*

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