

Cherry Hill

Northampton NN6 9EN



EXPERIENCE EXCELLENCE



Langdale

A beautifully presented five-bedroom detached family home, nestled within a sought-after residential development in the idyllic village of Old. Backing onto open pastureland and offering generous, thoughtfully arranged accommodation throughout, this impressive home blends modern living with countryside charm. Boasting three reception rooms, a stunning kitchen/breakfast room with adjoining utility, five double bedrooms (two with en-suite shower rooms), and a sleek family bathroom, the property also benefits from a double garage, ample off-road parking, and a meticulously landscaped rear garden. This exceptional home offers space, style, and comfort in equal measure.

The charming village of Old is perfectly positioned between Northampton, Kettering and Market Harborough, with excellent road links for commuting. Surrounded by countryside, yet within reach of major towns, this location offers the best of both worlds.







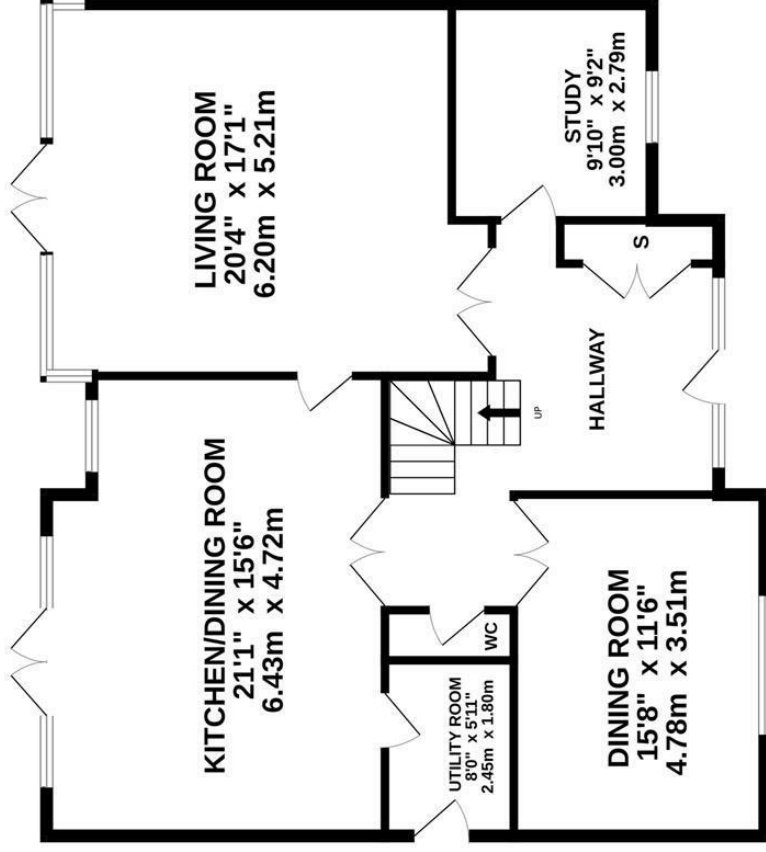
Tucked away in a quiet corner of a desirable development, this detached residence enjoys a peaceful setting with open views to the rear. A double-width driveway provides ample parking and leads to a double garage fitted with power and lighting. Step inside to a welcoming hallway that offers access to all principal rooms. The ground floor accommodation is generously proportioned and immaculately presented. To the front, a bright and spacious study/home office is perfect for remote work or could serve as a playroom, if required. Across the hall, a formal dining room offers ample space for entertaining. At the heart of the home lies a stylish and fully integrated kitchen/breakfast room, complete with a central island providing storage and preparation space. Appliances include a fridge freezer, double oven, hob with extractor, microwave and dishwasher. Adjacent is a separate utility room with space for a washing machine and tumble dryer, along with a side access door—handy for dog walking or garden access. To the rear, the main living room is bright and inviting, with French doors opening out onto the garden, flooding the space with natural light. Upstairs, a dog-leg staircase leads to a spacious and light-filled landing, granting access to five generously sized double bedrooms. Both the master bedroom and second bedrooms benefit from modern en-suite shower rooms. A contemporary family bathroom with a bath and overhead shower, WC, wash hand basin, and heated towel rail serves the remaining bedrooms.

The rear garden is a true highlight—lovingly landscaped and designed for both enjoyment and sustainability. It features lawned and paved areas, stone sections, three large timber storage sheds (each with electric), numerous well stocked raised beds and an established composting area with eight water butts, ideal for avid gardeners. A tall hedgerow and mature trees provide privacy and enhance the tranquil outlook over the open fields beyond.



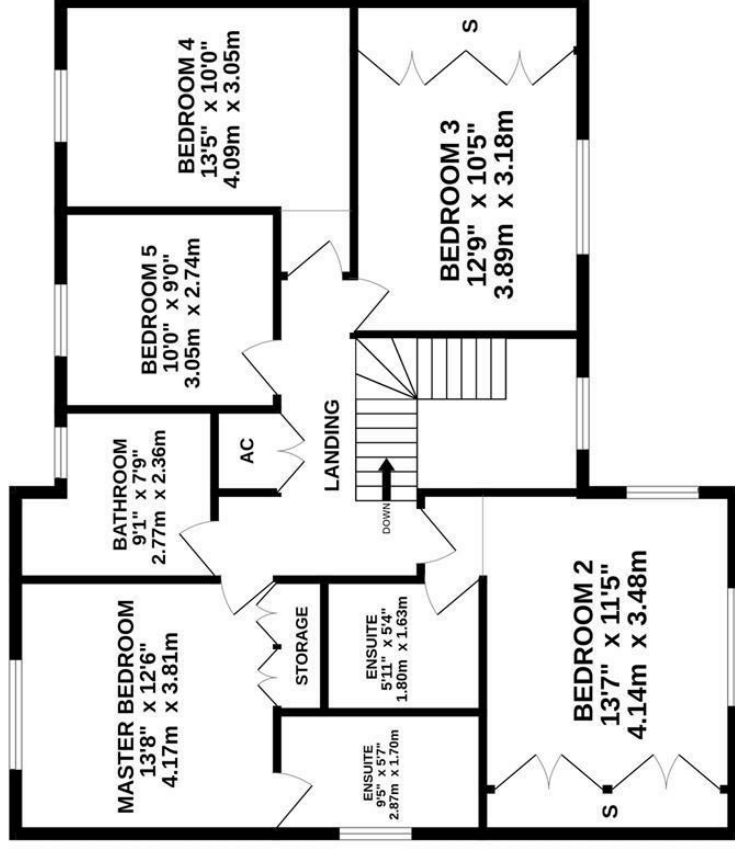
GROUND FLOOR

1162 sq.ft. (107.9 sq.m.) approx.



1ST FLOOR

1049 sq.ft. (97.5 sq.m.) approx.



TOTAL FLOOR AREA : 2211 sq.ft. (205.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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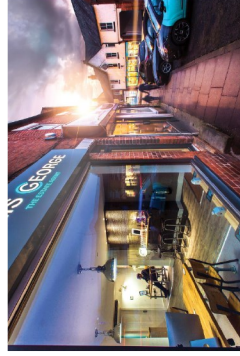
Kettering

12B HORSEMARKET
KETERING
NORTHAMPTONSHIRE
NN16 0DQ



Rothwell

30 HIGH STREET
ROTHWELL
NORTHAMPTONSHIRE
NN14 6BQ



Thrapston

22 HIGH STREET
THRAPSTON
NORTHAMPTONSHIRE
NN14 4JH



Corby

1A SPENCER COURT
CORBY
NORTHAMPTONSHIRE
NN17 1BH



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC