

**8 Cedar Hythe
Chapel Brampton
NORTHAMPTON
NN6 8BG**

Guide Price £650,000



- **FOUR/FIVE BEDROOMS**
- **AWARD WINNING DEVELOPMENT**
- **APPROX .38 ACRE PLOT**
- **NO CHAIN**

- **FAR REACHING VIEWS**
- **HIGHLY REGARDED VILLAGE LOCATION**
- **METICULOUSLY MAINTAINED GARDENS**
- **ENERGY EFFICIENCY RATING: D**

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An exciting opportunity to acquire an award winning, architecturally designed family home situated on an elevated plot of approximately 0.38 acres, enjoying far reaching views of the surrounding countryside. Nestled in the former gardens of the 19th century Brampton House, this home is located in the highly sought after village of Chapel Brampton. It is part of the renowned 1960s Cedar Hythe development, celebrated for its distinctive architecture. Cedar Hythe is designated as an area of significant beauty and unique architectural heritage which enchants with its varied dwellings. The 27 homes are strategically placed, showcasing contemporary designs with unique mono pitched roofs and intriguing plot layouts.

The property offers spacious and versatile living accommodation, beginning with an entrance porch that leads into a inviting entrance hall. The ground floor features a cloakroom/WC, a formal dining, a kitchen/breakfast room equipped with a bespoke "Bells of Northampton" fitted kitchen. The large conservatory, offers stunning views of the meticulously maintained gardens. There are four ground floor bedrooms, providing ample space for family and guests. One of these rooms is currently used as a home office/study. A shower room serves the ground floor bedrooms. The first floor is highlighted by a galleried sitting room, which boasts a picture window to the front, offering panoramic views of the countryside. This room also provides access to a balcony, where you can enjoy the tranquil views of the gardens to the rear. Additionally, there is a spacious bedroom on the first floor, complete with an ensuite shower area. Externally, the property features a sweeping driveway to the front, providing ample off road parking and leading to a double garage. The garage includes a utility area to the rear. The beautifully landscaped gardens surrounding the home are meticulously maintained.

Ground Floor

Entrance Porch

Approached via a sliding door, this space provides access to the entrance hall.

Entrance Hall

A spacious and inviting area featuring the open tread staircase which leads to the galleried sitting room, storage cupboard, airing cupboard housing the hot water cylinder, exposed brickwork, warm air vent, wall light points, and coving to the ceiling. Doors from the hall lead to various rooms.

Cloakroom/WC

Conveniently located with a window to the side elevation, this room includes a low level WC, a pedestal wash hand basin, and fully tiled walls.

Dining Room

14'1" x 10'10" (4.3m x 3.31m)

This elegant room features sliding patio doors that open to the conservatory. The room also includes a feature fireplace, a warm air vent, and coving to the ceiling. A door leads directly to the kitchen/breakfast room.

Kitchen/Breakfast Room

19'8" x 11'9" max 8'7" min (6.01m x 3.59m max 2.62m min)

This well appointed kitchen boasts windows to the side and rear elevations, with the rear window offering delightful views of the gardens. The bespoke "Bells of Northampton" fitted kitchen includes a 1 1/2 bowl stainless sink unit set into a comprehensive range of base units with both cupboards and drawers under, work surfaces. over Matching wall mounted units with lighting under, a fitted double oven, a gas hob with extractor hood over, and fully tiled walls in the main area complete this functional and stylish space. The breakfast area provides a casual dining option, and a door leads to the utility area.

Utility

6'8" x 4'3" (2.05m x 1.3m)

Conservatory

Constructed with brick and UPVC, this bright and airy space features wall light points and a tiled floor. It offers stunning views over the meticulously maintained gardens. Doors from the conservatory lead to the patio area.

Bedroom

12'11" x 10'8" max 8'7" min (3.96m x 3.27m max 2.64m min)

Window to the front elevation, fitted wardrobes, warm air vent.

Bedroom

12'11" max 10'4" min x 8'9" (3.96m max 3.16m min x 2.67m)

Window to the front elevation, fitted wardrobes, warm air vent.

Bedroom

12'3" (inc wardrobes) x 10'2" (3.75m (inc wardrobes) x 3.1m)

Window to the rear elevation, fitted wardrobes, warm air vent.

Bedroom/Home Office/Study

10'2" x 7'2" (3.11m x 2.2m)

Window to the rear elevation, warm air vent.

Shower Room

Windows to the side elevation suite comprising low level WC pedestal wash hand basin quadrant shower cubicle fully tiled walls and floor shaver socket, vanity light.

First Floor

Sitting Room

19'9" x 19'4" (6.02m x 5.9m)

The expansive first floor sitting room boasts a mono pitched vaulted ceiling with a picture window to the front, offering far reaching views. Additional light from a side window, and a sliding door leads out to the balcony. This room features a multi fuel burner, a bar area, wall light points, and a connecting door to the bedroom.

Balcony

11'5" x 10'2" (3.49m x 3.1m)

The balcony provides views over the beautifully maintained rear gardens. It includes a door to a storage area, which also offers access to the loft space.

Storage Room

10'2" x 8'8" (3.1m x 2.66m)

A multi purpose practical room that includes a door to loft access.

Bedroom

13'9" x 10'9" (4.2m x 3.28m)

Windows to the rear and side elevations. It features fitted wardrobes, coved ceiling, a warm air vent, and access to the loft space.

Ensuite

10'9" x 12'1" (3.28m x 3.7m)

The spacious ensuite includes a window to the side elevation and a suite comprising a low level WC, a pedestal wash hand basin, a shower cubicle, a shaver socket, and fully tiled walls.

Externally

Front Garden

The open plan front garden is predominantly laid to lawn, complemented by a sweeping driveway that provides off road parking and access to the garage.

Garage

22'3" max x 15'6" max (6.8m max x 4.74m max)

Large garage features a roll-up door to the front, a window to the rear, a connecting door to the utility area, and is equipped with power and light.

Rear Garden

The beautifully maintained rear garden is a highlight of the property, predominantly laid to lawn with an extensive patio area. It is well-planted with a variety of flowers and shrubs, adding color and vibrancy. The garden includes various sheds and a garden store, with steps leading to an allotment area. The allotment is under license from the Althorp Estate at an annual cost of £110, providing an additional space for gardening enthusiasts.

Agents Notes

West Northamptonshire Council

Council Tax Band: F

Local Area

Chapel Brampton, a charming village in Northamptonshire, is located about 5 miles northwest of Northampton. It offers rural tranquility with easy access to modern amenities. The nearby Northampton railway station, around 6 miles away, provides regular services to London Euston, Birmingham New Street, and other major destinations. Chapel Brampton is well-connected by the A508, offering direct routes to Northampton and Market Harborough, and the M1 motorway is accessible via Junction 16, approximately 10 miles away. Additionally, the A14 is just 9 miles from the village, providing further connectivity.

The village is home to The Bramptons Primary School and falls within the catchment area for Moulton Secondary School, with Guilsborough Secondary School also nearby. For independent schooling, both Spratton Hall and Pitsford School are close by. Local amenities include the historic St. Botolph's Church and the Spencer Arms public house/restaurant. The adjoining village of Church Brampton, just a quarter of a mile away, features the County Golf Club and Brampton Heath Golf Course. The Nene Valley Way, a public footpath and former railway line linking Northampton to Market Harborough, passes nearby, providing scenic walking and cycling routes through the countryside.







GROUND FLOOR
1842 sq.ft. (171.2 sq.m.) approx.



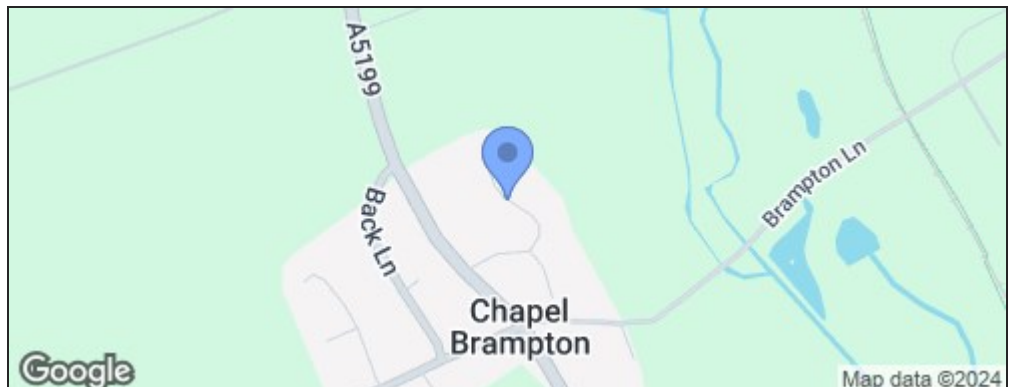
1ST FLOOR
1053 sq.ft. (97.8 sq.m.) approx.



TOTAL FLOOR AREA : 2895 sq.ft. (269.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.