

**27 Eaglehurst
Brixworth
NORTHAMPTON
NN6 9UT**

Offers Over £500,000



- **IMMACULATELY PRESENTED**
- **TWO ENSUITES**
- **SOUGHT AFTER LOCATION**
- **MUST BE VIEWED**
- **FOUR DOUBLE BEDROOMS**
- **SEPARATE RECEPTIONS**
- **PRIVATE GARDEN**
- **ENERGY EFFICIENCY RATING: B**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

Situated in the exclusive Maple View development an enclave of just 15 premium homes crafted by renowned luxury builders Charles Church this impressive four bedroom detached property offers spacious, high quality living in one of Northamptonshire’s most desirable village settings. Built to Charles Church’s trademark standards of craftsmanship and character, this home occupies a prime position within the village, close to a pocket park and local amenities.

The Lamport design features generous and versatile accommodation throughout. The ground floor includes an inviting entrance hall, a cloakroom, a spacious lounge, a separate formal dining room, single storey rear extension with ultra warm roof, a stunning contemporary kitchen, and a useful utility room. Upstairs, you’ll find four well-proportioned double bedrooms. The master bedroom boasts a stylish ensuite shower room, while the guest bedroom also benefits from its own ensuite bathroom. The remaining two bedrooms share a modern family bathroom. Outside, a driveway provides off-road parking and access to a single garage. The rear garden is fully enclosed and offers a private, low maintenance outdoor space ideal for families or entertaining. Additional benefits include gas radiator heating and full double glazing throughout.

Ground Floor

Entrance Hall

Cloakroom

Lounge

16'3" x 11'10" (4.96 x 3.61)

Dining Room

11'7" x 10'2" (3.54 x 3.12)

Garden Room

Kitchen

11'7" x 9'10" (3.54 x 3.00)

Utility Room

7'10" x 5'1" (2.40 x 1.55)

First Floor

Landing

Bedroom One

16'3" x 11'10" (4.96 x 3.62)

En Suite

Bedroom Two

11'8" x 9'3" (3.56 x 2.83)

En Suite

Bedroom Three

8'3" x 7'10" (2.54 x 2.40)

Bedroom Four

13'0" x 8'0" (3.98 x 2.46)

Bathroom

Externally

Front Garden

Garage

19'10" x 9'0" (6.06 x 2.76)

Rear Garden

Agent Notes

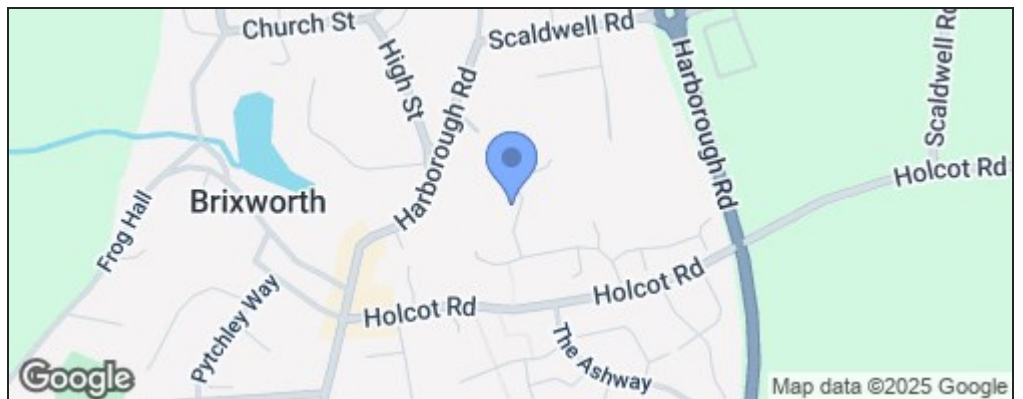
Local Authority: West Northamptonshire

Council Tax Band: F



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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Disclaimer

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.