



Mayfield House
Clay Coton | Northamptonshire | NN6 6JU

MAYFIELD HOUSE



*Beautifully positioned in the pretty hamlet of
Clay Coton is Mayfield House, a large and
exceptionally well-appointed five-bedroom family
home that was built by the current owners
twenty-six years ago.*



A beautifully situated, extended, modern home located in this quiet Northamptonshire hamlet, on secluded 0.51 acre plot.

Mayfield House was originally constructed in 1995 to the current vendors' specification and has subsequently been improved dramatically with further extensions in 2001 and 2007 including a two-storey extension to the right-hand elevation. The extensive accommodation includes a master bedroom with dressing room and en-suite, four further bedrooms, a family bathroom and second

bedroom with en-suite. To the ground floor there is a large family room, sitting room, formal dining room, breakfast room, cloakroom, utility room and extended high-specification kitchen which overlooks the rear garden. The house occupies an attractive plot with just over half an acre of well-tended, sheltered gardens and also offers the benefit of off-road parking with a driveway that sweeps past the house and leads to a detached double garage. The property is offered for sale with no onward chain and internal inspection is strongly recommended.

KEY FEATURES

Ground Floor

The entrance hall has a stripped floor, an oak staircase that leads to the first floor. Stripped doors provide access to the sitting room, dining room, breakfast room, kitchen and cloakroom with low level WC and wash basin with tiled splash back. The sitting room provides excellent views of the rear garden via the leaded double glazed French doors and two further leaded double glazed windows to the northern elevation. The breakfast room is situated at the front of Mayfield House with views across the foregardens whilst neighbouring the sitting room is the formal dining room which also has views to the front and exposed ceiling timbers. The breakfast room provides double doors that lead to the kitchen and a further stripped door that leads to the large family room which was part of a modernisation programme and extension undertaken in 2001 to provide a large master bedroom suite above and the current family room with its lovely views of the rear garden via double glazed French doors that lead to the rear terrace. There is also a fireplace with Victorian style surround and a window to the front aspect. The kitchen has been extended and refitted with a high-spec kitchen with island unit, ceramic tiled floor and quartz work surfaces. This has excellent views of the rear garden and there is a wide range of built-in appliances including a built-in fridge and freezer, there is an induction hob with pop up extractor, quartz work surfaces and upstands, two Neff ovens, a microwave/combination oven and a plate warmer. In addition there is a Quooker boiling water tap and under-floor heating. The utility room has matching work surfaces and units to the kitchen including two built-in Miele appliances: a tumble dryer and a washing machine.









SELLER INSIGHT

“Before moving here back in 1995 we were only living ten miles away in a really gorgeous apartment, but when our daughter arrived we knew we'd need more space and we also craved a bit of privacy,” says the owner. “We'd actually been in the area looking at another property in a neighbouring village, but as we drove through Clay Coton all of a sudden we came to a screeching halt. I was quite taken aback, but it turned out my husband had spotted this amazing plot of land. It backs onto the paddock belonging to the local manor house so when the trees are in full leaf it feels very enclosed and private, but during the winter months when those leaves are gone we're still not in the slightest bit overlooked. It definitely offered the privacy we'd been looking for, and it also presented us with the exciting opportunity of designing and building our very own home with lots of space that we could grow into as a family.”

“The house is a fantastic family home, and incredibly spacious. We've actually had two extensions added since the initial build so our four-bedroom house had been transformed into a five-bedroom home with a layout much better suited to a growing family. We have large areas in which we can all be together and that are ideal for entertaining, but we also have lots of rooms that my husband and I, or indeed the children and their friends have been able to retreat to if we've craved a bit of separation and privacy. In terms of interior design, we love strong colours, and this house can certainly take them, but the new owners could definitely pare things back really easily and put their own stamp on the décor.”

“The garden is a fantastic feature of the property and we love to spend as much time in it as possible,” continues the owner. “There's a mature copse right at the very end where the children and their friends would spend hours building dens and climbing trees, and our huge lawn has been everything from a football pitch or cricket pitch to a tennis court. In fact, even now if we have a big family get-together my son – who's now twenty-three – will be out there with his uncles and cousins kicking a ball around. We also have a huge patio terrace, which is perfect for alfresco entertaining, and both the sitting room and family room open out onto it so when the sun is shining we can really bring the outside in.”





"The family room is definitely our favourite. We don't have a TV in there but we do have a chess table permanently set up and it's a lovely place to retreat to with a good book. It's also a brilliant space for entertaining. If we have a large family gathering we'll hire some tables and chairs and we can seat up to twenty people in there, and if the sun is shining we can fling open the French doors to allow the party to spill out onto the garden."

"At home we enjoy utter privacy; when I'm sitting in the garden staring out at the beautiful garden and trees beyond I feel as if I'm in the middle of nowhere. However, I can hop in the car and be in Rugby or at the station in around ten minutes, or the pretty town of Market Harborough in around twenty-five, and the local motorway links are excellent so it's ideal if we've ever needed to travel further afield."

"Another lovely part of the house is the kitchen. It's very large and has a huge island so it's a space in which we can all gather without feeling on top of one another, and it's also another great room for a party."

"We are exceptionally proud of our house and it really has been the most wonderful family home," says the owner. "But now that the children have flown the nest we've decided that it's time for a new adventure and for a new family to fill this house and enjoy all it has to offer."

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



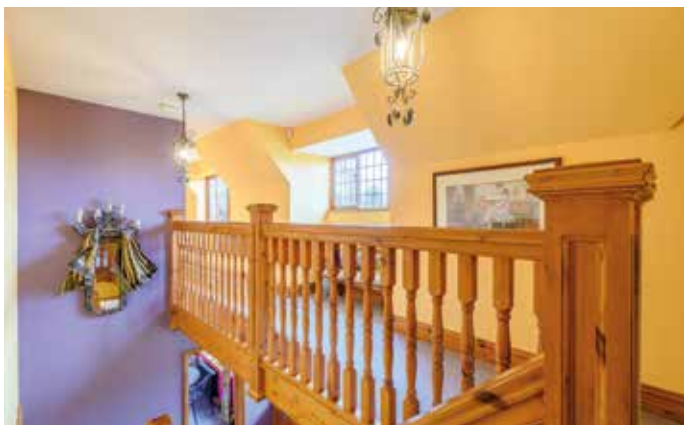




KEY FEATURES

First Floor

There is a large landing with two leaded double glazed windows providing views of the neighbouring countryside, an airing cupboard housing the hot water cylinder and linen shelf and then stripped doors that lead off to all bedrooms and the family bathroom. The main bedroom, as previously described, is part of a large extension and is a sizeable room with leaded double glazed window to the front aspect, there is a built-in double wardrobe, access to the loft space and a door that leads off to a walk-in wardrobe and a further door leads to the refitted en-suite shower room. This has contemporary tiling, under-floor heating, his and hers wash basins, corner shower cubicle, low level WC and a leaded obscured double glazed window to the rear aspect. Bedroom two has attractive views of the rear garden, a range of built-in wardrobes and access to the en-suite which has a corner shower cubicle, pedestal wash hand basin, window to the rear and a ceramic tiled floor with under-floor heating. Bedroom three is a double room with views to the frontage, bedroom five is a single room that is currently being utilised as the all-important work-from-home office and has views to the side whilst bedroom four has two built-in double wardrobes and attractive views across the rear garden. This neighbours the family bathroom which is fitted with a four piece suite to include a corner shower cubicle, corner bath, low level WC, wash basin, quartz tiled floor with under-floor heating and a leaded obscured double glazed window to the rear.









Outside

Front

The property has a sweeping pea gravel driveway that provides ample off-road parking for several vehicles and is perfectly suited to growing families who have a variety of vehicles. This leads to a detached double garage with two up and over doors, a personnel door and window to the rear. The fore garden is laid mainly to lawn and there are some well-tended hedges and trees that shelter the property from the country lane outside. To the right of the property there is a beech hedge and a public footpath that dissects the boundary between the neighbouring property and Mayfield House. There is an attractive brickwork pathway that leads to the front entrance door and easy access to the rear garden by the garage.

Rear

This is laid mainly to lawn and has a large block-paved rear terrace that runs the length of the rear elevation, to the right there is a well-tended beech and conifer hedge and on the rear boundary a variety of trees that provide a natural wooded area before the rear boundary. At the back of the garage there is the well-shielded oil tank and there is plenty of external lighting, whilst on the outside of the extended elevation is the oil-fired central heating boiler, encased in a weather-proofed cabinet and discreetly hidden down the side.



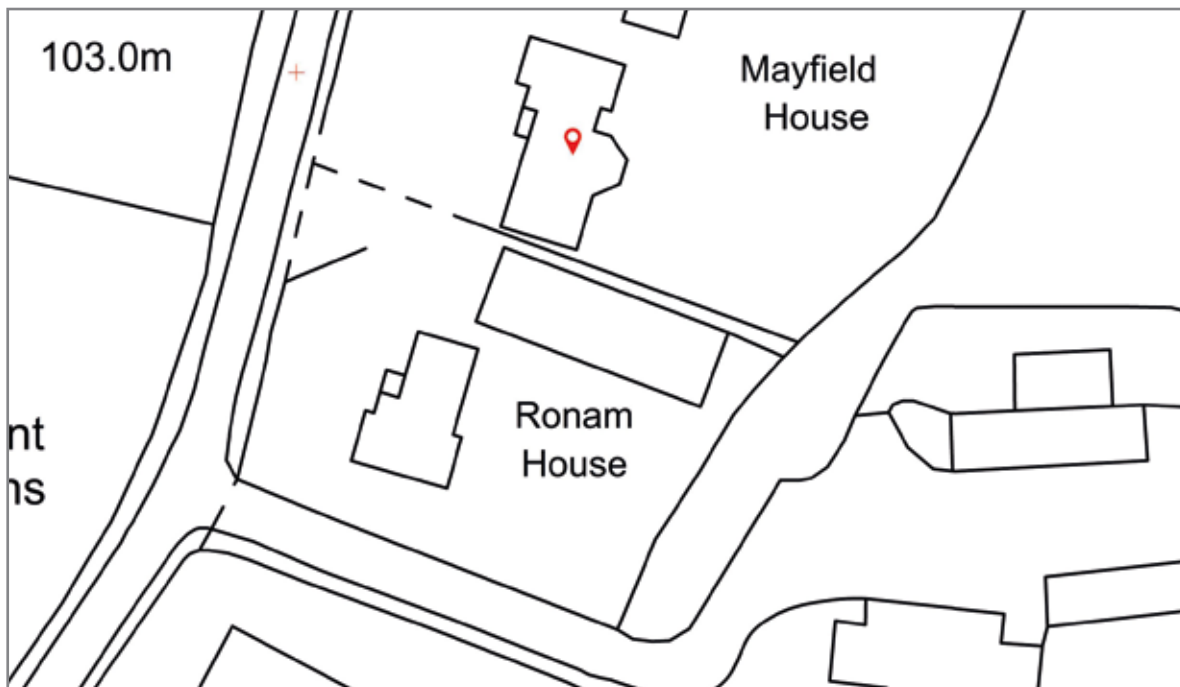




LOCATION

Clay Coton is a very small village in the Daventry district of the county of Northamptonshire. The nearest large town is Rugby, Warwickshire, about 7 miles (11.3 km) away by road; there is a high-speed train service to Euston, London in 47 minutes. The village is dominated by the mediaeval former church of St. Andrew. Built in 1340, it was restored by Edmund Francis Law in 1866 but fell into disuse in the 1950s and was renovated as a private house in around 2000. Until 2002, despite the small size of the village, it included a public house, called the 'Fox and Hounds'; it was later renamed the 'Fox'. The Fox was renowned for its folk music nights and cask ales. Like the church, it has now been converted to a private dwelling house. Whilst Mayfield House enjoys an idyllic rural setting there is fast access to the extensive road networks (M1, M6 & A14). Junior schooling is available in nearby Yelvertoft or Crick; Crick offers a wider range of shopping and public houses. There is a good selection of state senior schooling with Guilsborough School nearby and some excellent private schools including Bilton Grange, Spratton Hall and Rugby School.





INFORMATION

Services

Oil fired central heating, mains electricity, private drainage, broadband is connected

Local Authority

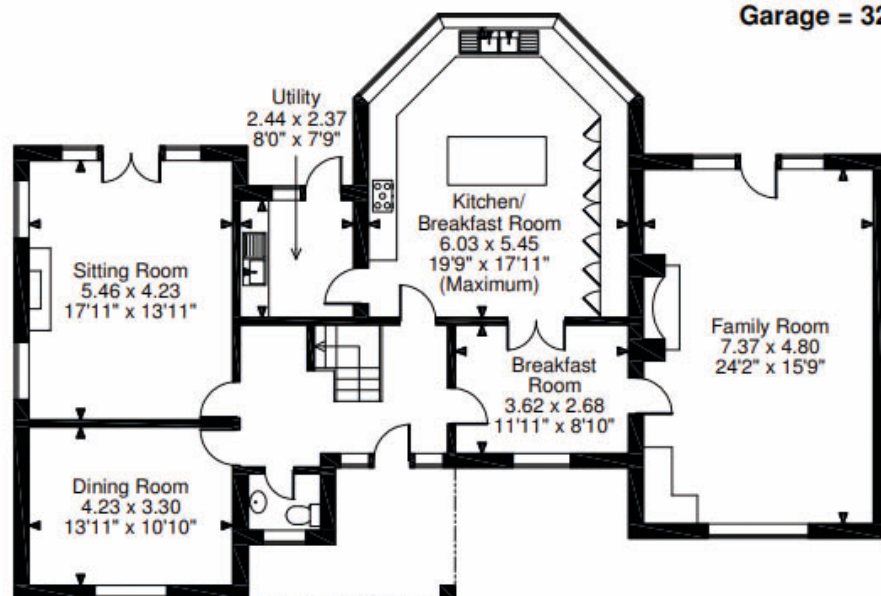
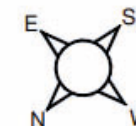
Daventry District Council.
Telephone (01327) 871100.
Council Tax Band 'G'.

Viewing Arrangements

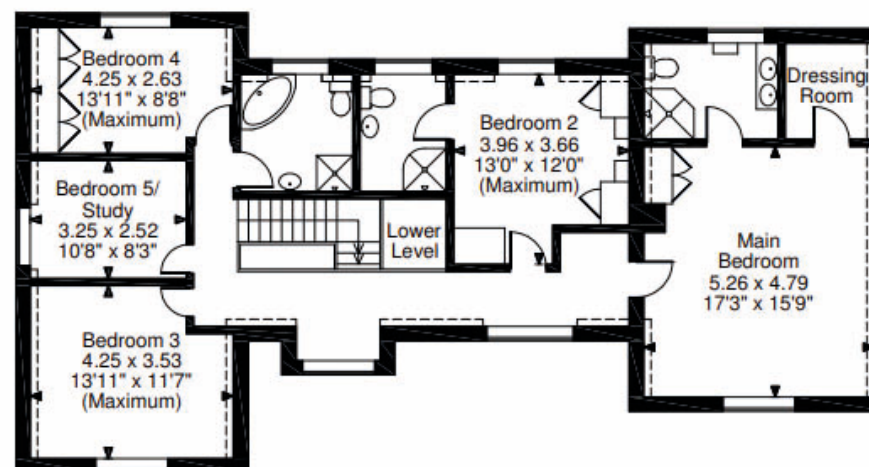
Strictly by the vendors' sole agent Sam Funnell (Fine & Country Branch Partner) on (01788) 820037 / 07714 515484.



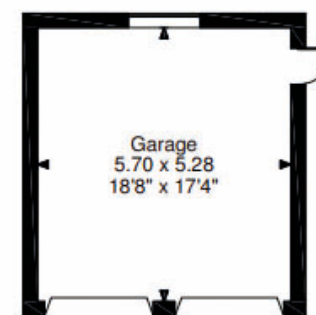
Mayfield House, Clay Coton, Northampton
Approximate Gross Internal Area
Main House = 2660 Sq Ft/247 Sq M
Garage = 324 Sq Ft/30 Sq M



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □□□□ Denotes restricted head height
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	71 C
39-54	E		
21-38	F		
1-20	G		



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