



6 The Knoll
Grendon | Northampton | Northamptonshire | NN7 1JG

SELLER INSIGHT

“ I fell in love with this house the moment I came through the front door. I was looking for a property with a good layout, spacious rooms, and good accessibility and we found just that with Sweetacres.” says the owner.

“The location and position of the house is fabulous. We’re surrounded by countryside and situated on a quiet road, so it’s very peaceful, yet everything we need is readily available. Our children stayed in the school that they were already attending which was an added bonus and the village has a lovely nursery and primary school for younger children, as well as a popular pub that has recently reopened, church, and village hall that hosts a variety of groups, including yoga classes. It’s a beautiful area for walking and I enjoy going round the fields on my hand bike accompanied by my dog. There are good amenities in nearby Wellingborough, Olney, and Northampton, whilst Milton Keynes is just a bit further and has a huge range of shops, restaurants, and leisure facilities.”

“The garden is spacious enough for a large marquee which is ideal for parties and special occasions. It’s not overlooked and is very quiet, so it’s made for relaxing and entertaining. I’ll be outside in all weather with my dog as it’s such a lovely space to unwind as we’re surrounded by plants, beautiful trees, and huge sky overhead.”

“This property is perfect for day-to-day family life as there’s space for us all to be together and places to retreat to when in need of some quiet time. I tend to spend most of my time in the kitchen as it has lovely views and comfortable sofas where I like to sit and chat with friends. We re-configured the layout to create a self-contained flat, complete with sitting room, kitchen, bathroom, bedroom, and dressing room that has worked wonderfully for multi-generational living as it’s a separate space but still within the family home. It would be perfect for teenagers or older relatives or it could even be rented out.”*

* 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.













STEP INSIDE

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Sweetacres is a substantial, individually designed, family home with annex in excess of 8000sqft situated in The Knoll, a rarely available location in the desirable village of Grendon. This superb property is set in gardens of approximately 1.1 acre is at the far end of the cul de sac and is accessed through electric gates that open to a vast forecourt with parking for at least ten vehicles.

On entering this property, you are greeted by a large central hallway with oak staircase and a lift. On the right is a bright sitting room with a wood burner as well as a separate study and storeroom. To the rear is the main reception room which has two wood burners at either end of the room and four sets of doors opening to the gardens. The heart of this home has to be the vast open plan kitchen/dining and family room, the kitchen has a range of contemporary units with an Aga and a separate range cooker, the family area has a wood burner and doors that open onto the south facing sun terrace. To the rear of the property is a sauna/treatment room with doors opening to the outside swimming pool, wet room, utility room, office and a superb home gym.

On the first floor there are four double bedrooms all of which are exceptional in size. The main bedroom has two Juliet balconies and an en suite wet room, there are a further two double bedrooms with en suite shower room as well as a large bedroom with sitting and dressing area and a separate shower room.

There is a separate one-bedroom annex with sitting room/kitchen, double bedroom and bathroom. The annex has its own access but can be incorporated into the main house as well.





ANNEXE





STEP OUTSIDE

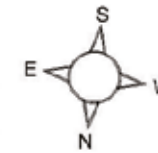
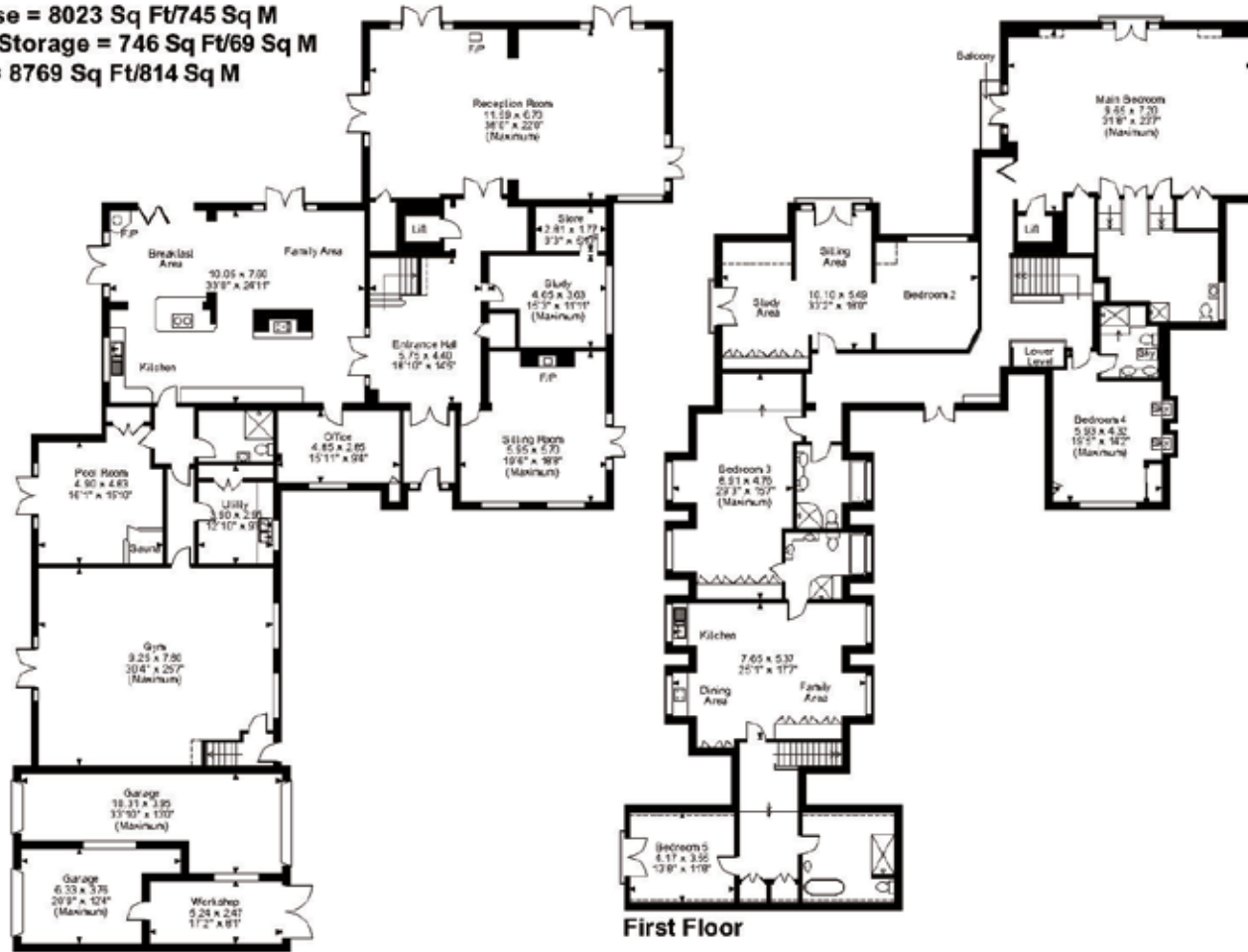
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Outside the gardens are south facing and mainly lawns with sun terrace, swimming pool and extend to approximately 1.1 acre. there is also a garage and further stores.

Grendon is a popular village to the east of Northampton adjacent to the Castle Ashby Estate, it has good local amenities and is well located for access to the M1 and rail links in Wellingborough.



The Knoll, Grendon, Northampton
Approximate Gross Internal Area
Main House = 8023 Sq Ft/745 Sq M
Workshop & Storage = 746 Sq Ft/69 Sq M
Total = 8769 Sq Ft/814 Sq M



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68.1 D	76.1 C
39-54	E		
21-38	F		
1-20	G		



Ground 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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Council Tax Band: H

Tenure: Freehold

Guide price £ 1,650,000



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