



Richmonds, The Avenue, Northampton

OSCAR JAMES

# Richmonds

The Avenue

Overstone

Northamptonshire

NN6 0RH

**Richmonds is, without a doubt, the most exciting property on the market in Northamptonshire today.**

**This simply stunning home boasts unrivalled attention to detail with an exquisite, ultra high-end finish throughout and is situated in an enviable position at the end of a quiet dead-end lane meaning there is no through traffic lending to the secluded and private feel of the property and its surroundings, yet enjoys superb commuter links close by. A true one off which simply must be viewed to be appreciated.**

The expansive sweeping in-and-out driveway is accessed via two sets of gates providing secure parking for a fleet of cars, framed by two large – 250-year-old cedar trees and giving direct access to the main house.

The property continues to WOW from the moment you step inside with its fabulous entrance hall with bespoke wall featuring a hand-crafted Cherry Tree imported from Singapore. There is a gorgeous polished micro cement floor which continues through to the kitchen and study.

The handmade, bespoke staircase is a further feature of the hallway with solid walnut treads and black steel detail along with glazed balustrade which takes you to the first and second floors of the property.





The ground floor enjoys a professionally installed home cinema with the very best technology including starlight ceiling and remote controlled 'everything'! There is also a study, luxuriously appointed formal lounge and hugely sociable kitchen – dining – family room.

The kitchen is without a doubt the hub of the household. With a huge range of units, massive 3 metre long polished micro cement central island with integrated sink and dishwasher, full range of AEG appliances including coffee machine, two ovens, microwave, induction hob & wine fridge. From the kitchen is a sociable family area with feature Venetian plaster media wall. There is also a large dining area and the room boasts two sets of sliding doors to the rear wall and a large bi-folding door to the side, each of these bringing the outside into the house.

To complete the ground floor there is a large, useful preparation kitchen, WC and boot / media room.





*The cherry tree,  
Where it all began*





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QUIET PLEASE





On the first floor you will find the master suite with dressing room, luxury ensuite with Lusso stone bath and fittings and sliding doors providing access to an enclosed roof terrace which is completely private and makes the most of the view over the garden and countryside beyond.

Bedroom 2 enjoys a fabulous picture window with part full height ceiling, built in wardrobe and gorgeous ensuite.

Bedrooms 3 & 4 also enjoy an equally lavish Jack and Jill ensuite shower room.

The second floor provides two further bedrooms, one of which has an ensuite shower room.



# 6 Bedrooms

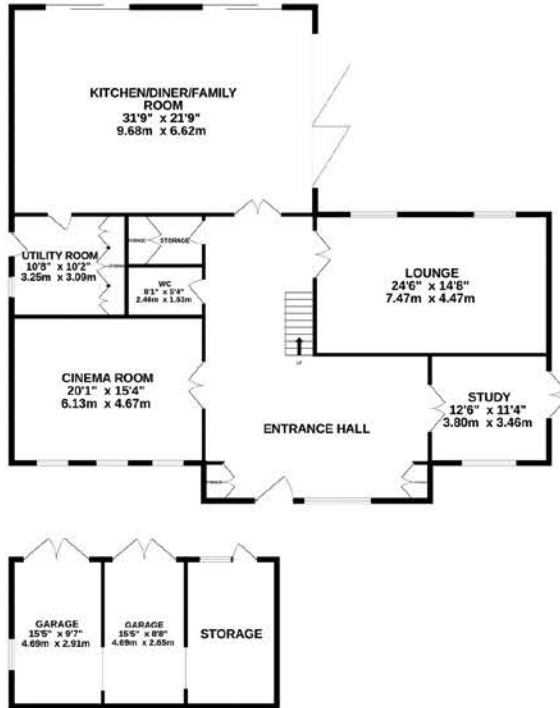




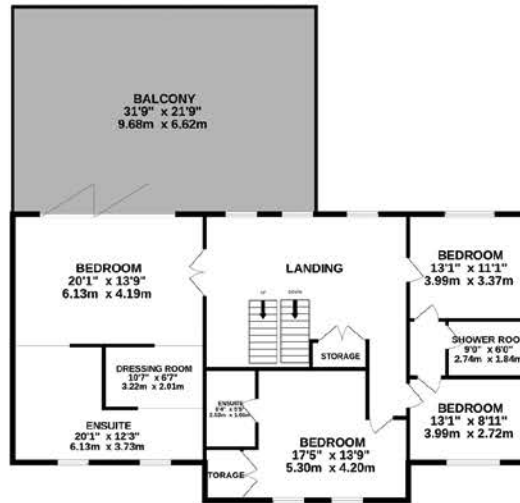




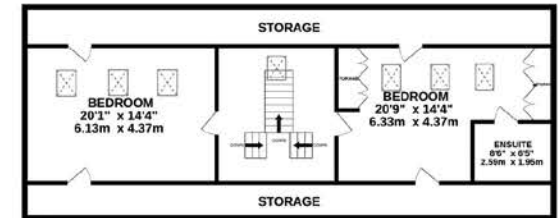
GROUND FLOOR  
2675 sq.ft. (248.5 sq.m.) approx.



1ST FLOOR  
1501 sq.ft. (139.4 sq.m.) approx.



2ND FLOOR  
1225 sq.ft. (113.8 sq.m.) approx.



TOTAL FLOOR AREA : 5400 sq.ft. (501.7 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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### **Outside**

The rear garden is wonderfully mature and private with a south facing position making it the perfect sun trap. There is a large, wrap around terrace directly off the kitchen perfect for sunbathing and al-fresco dining. The garden also wraps around the property on both sides and enjoys a high degree of privacy throughout. The total plot is measured at just under an acre sts.

To the front is the aforementioned driveway and a detached garage.

### **Further features include-**

- Air conditioning to the cinema, kitchen and master bedroom
- Sonos music system throughout the entire property including all 3 floors, and outside areas including the roof terrace and rear and side patios
- Underfloor heating to the ground floor
- Remotely operational internal and external lighting
- Aluminium windows throughout
- Feature lighting throughout the majority of the house
- Designer sanitaryware
- Quooker hot & sparkling water tap in the kitchen
- External lighting around the house
- Ultra HD CCTV capturing the entire house



### **Agents note-**

Planning permission has been granted for the existing garage to be demolished and replaced with a brand new, 2000 sq. ft building which could comprise of 2 bed, 2-bathroom annex above, gym, office and parking for 3 cars.

Planning has also been approved for the erection of 2 x heightened electric gates to the front which would totally enclose the property.

Finally, the balcony off the master bedroom has planning for a glazed balustrade on all 3 elevations with frosting on the road side for complete privacy again.









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