



Fordacre, 21 Church Lane, Nether Heyford, Northamptonshire, NN7 3LQ

HOWKINS &
HARRISON

Fordacre, 21 Church Lane,
Nether Heyford,
Northamptonshire, NN7 3LQ

Guide Price: £1,090,000

Set in the sought after village of Nether Heyford in the rolling Northamptonshire countryside, this delightful property was constructed in the mid 1920's with later additions and offers a spacious four bedroom family home nestling in approximately 0.78 of an acre with a heated swimming pool, pool house, garage and ample driveway parking.

Features

- Detached property in village location
- Four bedrooms
- Family bathroom & two separate shower rooms
- Sitting room and dining room
- Family/garden room
- Kitchen/breakfast room and utility room
- Two/three car garage
- Heated pool, pool house, workshops and WC
- Extensive gardens
- Energy rating E



Location

The village of Nether Heyford is well served with facilities including a post office, church, general store and newsagents, hairdressers, two public houses and a butchers. There is a village hall, cricket and tennis clubs and a village green reputed to be the largest in the country. There is a primary school in the village and secondary education can be found at Champion School in Bugbrooke and Sponne School in Towcester. Nearby private schools are Quinton House and Northampton School for Girls.

Nether Heyford has good access to the M1 at junction 16. There are a wide range of shops available in Northampton together with train services into London Euston with journey times of approximately one hour.

Sporting activities in the area include motor racing at the world famous Silverstone racing circuit, Northampton Saints rugby and Northampton Cobblers football at Sixfields, sports complexes in Northampton and Towcester, golf at Harlestone, Chapel Brampton and Collingtree Park, sailing at Pitsford Reservoir.



Ground Floor

Entrance hall, dining room, spacious family/garden room, sitting room with sliding doors opening on to the patio, kitchen/breakfast room with a range of fitted units and a Rayburn and French doors opening onto the patio, utility room and downstairs shower room.

First Floor

Four bedrooms, two with fitted wardrobes, and a family bathroom and separate shower room. From both the landing and the main bedroom, a door opens onto the balcony offering stunning views over the gardens and pool.

Church Lane, Nether Heyford, Northampton, NN7

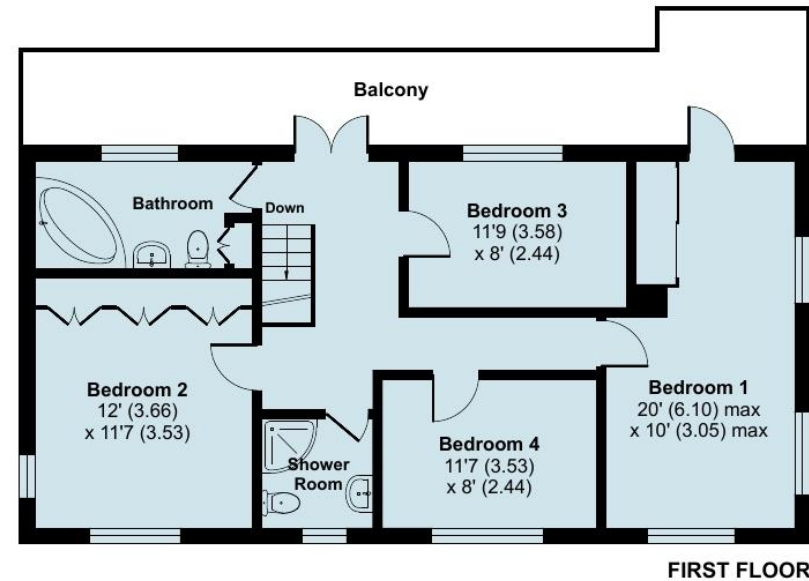
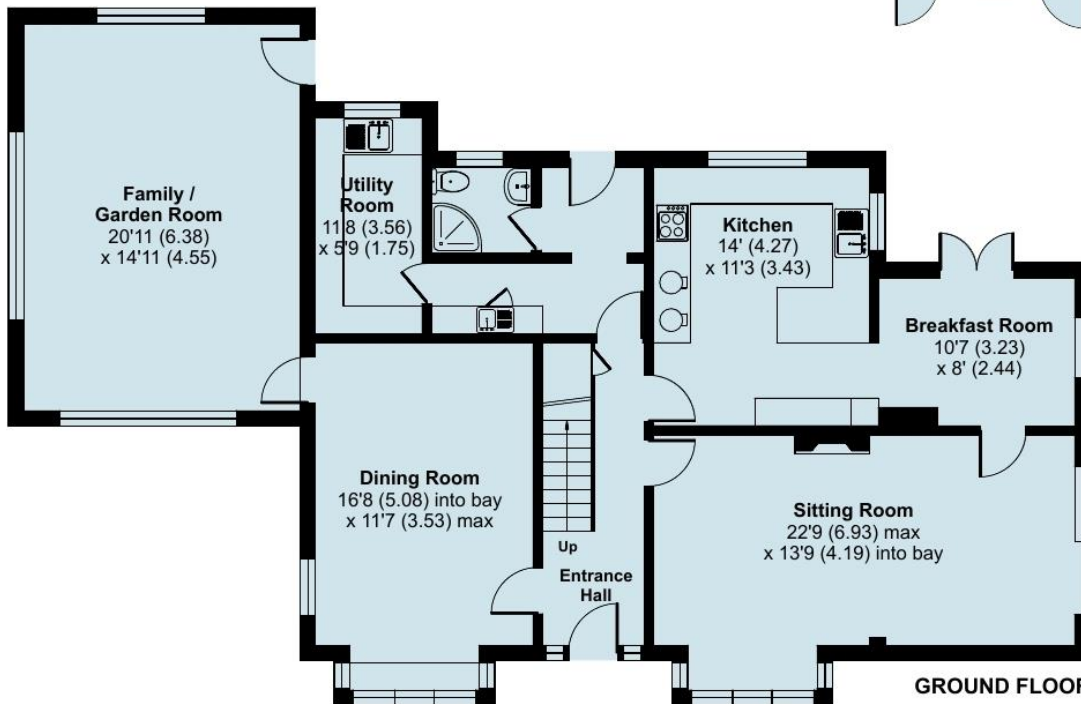
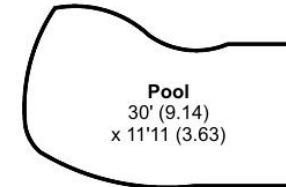
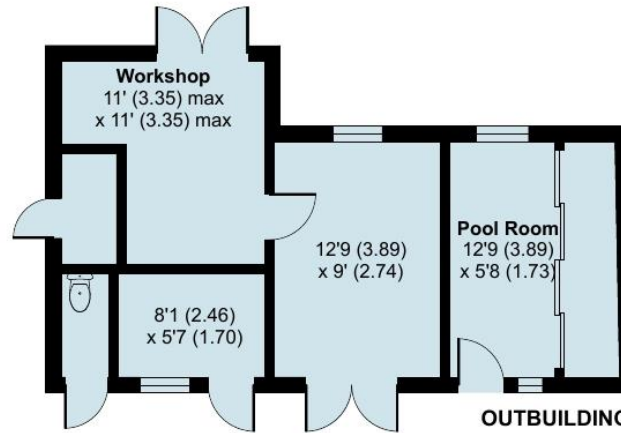
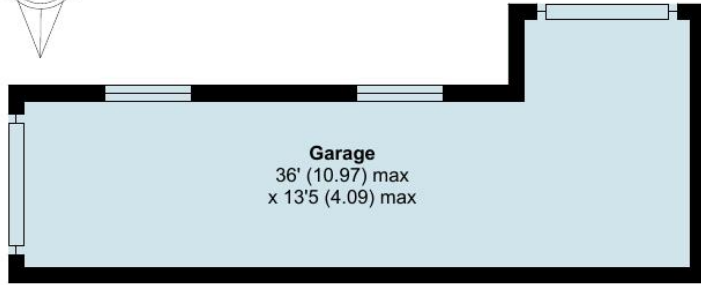
Approximate Area = 2180 sq ft / 202.5 sq m

Outbuilding = 407 sq ft / 37.8 sq m

Garage = 364 sq ft / 33.8 sq m

Total = 2951 sq ft / 274.1 sq m

For identification only - Not to scale





Outside

Set in a quiet lane, the property is approached by a sweeping block paved driveway offering ample parking and leading to the front of the house and on to the garage. Surrounded by gardens on all sides that are filled with mature trees, plants and shrubs, and with a large patio area leading from the property down to the heated pool with hot tub feature, there is also a mature orchard and large pond.

The pool house contains the pool heating and filtration systems and adjoins three workshops with a WC and has potential for conversion to an annexe (subject to planning permission). On the other side of the garden is the garage.

Agents Note

It is the vendor's intention to insert a Development Uplift Clause into the sale contract in the sum of 30% of the uplift in value over 25 years, triggered by the granting of Planning Permission for additional property(ies).





Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact 01327 353575.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

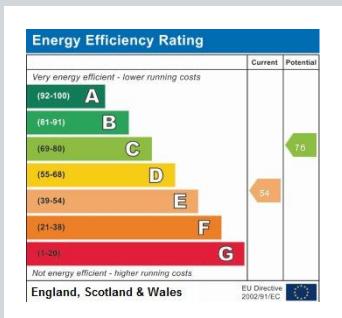
Services

The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

West Northamptonshire Council – 0300 126 7000

Council Tax Band - F



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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