



Orchard House, Eastcote Road, Gayton, Northamptonshire, NN7 3HF

HOWKINS &
HARRISON

Orchard House,
Eastcote Road, Gayton,
Northamptonshire, NN7 3HF

Guide Price: £975,000

Enjoying impressive views over the Northamptonshire countryside, Orchard House is an imposing detached property well situated within the sought-after village of Gayton. Presented in excellent condition throughout, and full of natural daylight, the property boasts five spacious bedrooms, two bathrooms, study, sitting room, kitchen and a dining room in addition to a conservatory with stunning views, landscaped gardens, a double garage and ample-off road parking.

Features

- Detached property
- Open countryside views
- Master bedroom en-suite
- Four further bedrooms and family bathroom
- Three reception rooms
- Kitchen & utility
- Conservatory
- Gated entrance & landscaped gardens
- Double garage and ample parking
- Energy rating D



Location

The pretty village of Gayton is situated about five miles south west of Northampton town centre, about two miles from the A43 leading to the M40 and about three miles from Junction 15a of the M1. Train stations at Northampton and Milton Keynes offer services to London Euston.

Amenities in the village include primary school, parish church, village hall, playing fields, and a public house. The Grand Union Canal passes close by. Leisure facilities can be found at Sixfields Leisure Centre area in Northampton where there is a multiplex cinema, supermarket and restaurants.

Sporting activities in the area include rugby, hockey, tennis, netball and cricket at the nearby Towcestrians Sports Club, golf at Silverstone and Whittlebury Hall, sailing at Draycote Water, Pitsford and Hollowell Reservoirs, and of course the world famous motor racing at Silverstone.



Ground Floor

Enter through a porch into the spacious entrance hall, double aspect sitting room with patio doors to the garden and stunning views, study, dining room, kitchen/breakfast room with a range of fitted units and integrated appliances and with French doors leading into the conservatory, utility room and courtesy door into the integral garage.

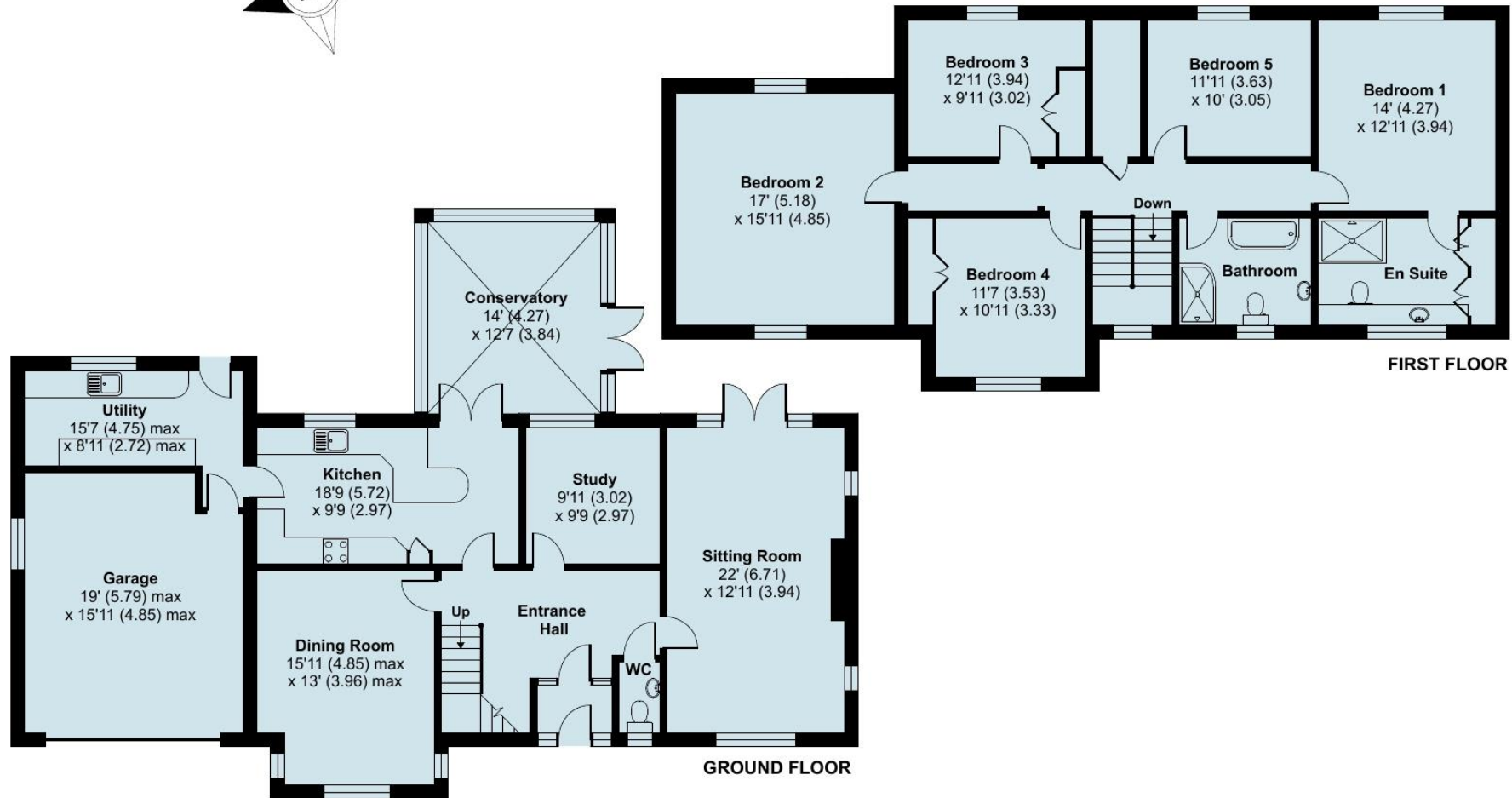
First Floor

The master bedroom is ensuite and there are four further bedrooms and a family bathroom.

Eastcote Road, Gayton, Northampton, NN7

Approximate Area = 2887 sq ft / 268.2 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Howkins & Harrison. REF: 1102871



Outside

The property is approached via an electric gate across a beautifully laid brick driveway leading to the double garage and offering ample parking. The remainder of the front garden has been landscaped being mostly laid to lawn with thoughtfully planted borders.

The garden wraps around the property on both sides and leads to the rear garden which has also been landscaped and offers two patio entertaining areas in addition to a decked area from the conservatory. The remainder of the garden is mostly laid to lawn and planted with mature flower and shrub borders. The garden is enclosed on all sides and enjoys stunning views across open countryside.



Orchard House is an imposing detached property well situated within the sought-after village of Gayton





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.

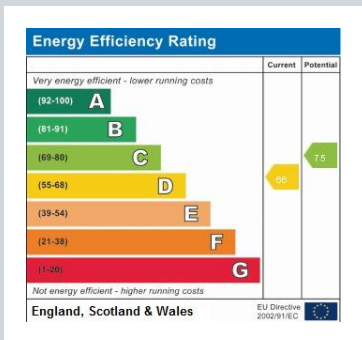
Services

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 - G



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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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