



Langleys, 6 Deans Row, Gayton, Northamptonshire, NN7 3HA

HOWKINS &  
HARRISON



# Langleys, 6 Deans Row, Gayton, Northamptonshire, NN7 3HA

Guide Price: £925,000

An exciting opportunity to acquire this substantial and individual detached property enjoying a private setting in the centre of the village of Gayton. Sitting in approximately 0.59 of an acre of mature gardens, the property is presented in excellent condition throughout, and benefits from four generous double bedrooms, three bathrooms, a stunning sitting room overlooking the gardens, kitchen/dining room, utility room and study area, in all extending to approximately 2,391 sq ft. The property enjoys far reaching views, extensive and private gardens, a double garage, and driveway parking with an EV charging point.

## Features

- Individual detached property
- Four double bedrooms
- Three bathrooms
- Stunning sitting room overlooking the gardens
- Kitchen/breakfast room
- Utility and cloakroom
- Study area
- Mature south facing gardens and garden room
- Ample driveway parking and double garage
- Energy Rating C





## 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

Entrance hall, sitting room extending to approximately 34ft and enjoying views over the gardens and French doors onto the patio, kitchen/dining room with a bespoke range of fitted units and integrated appliances under granite worksurfaces and with French doors leading to the patio, a utility room, with a study area again with French doors opening onto the patio, a cloakroom and an internal porch/boot room.

## First Floor

The generous triple aspect main bedroom benefits from extensive views across rolling countryside and further benefits from fitted wardrobes and an en-suite. There are three further double bedrooms, one of which is also has an en-suite, and there is a family bathroom.











## Outside

The property sits in approximately 0.59 of an acre of mature gardens in the centre of the village of Gayton. Approached by a driveway leading to the double garage and offering ample parking. The front garden is edged with mature shrubs and fruit trees, with the remainder laid mostly to lawn. There is an EV charging point and a courtesy gate leads to the rear garden.

To the rear of the property, the south facing garden is secluded, with lawned areas, matures trees and bushes, a large wooden garden room, and a separate and productive fruit and vegetable garden.

## Agents Note

Please note the solar panels on the roof are owned outright by the property and generate a feed-in tariff of approximately £3,000pa.

An exciting opportunity to acquire this substantial and individual detached property. The property enjoys far reaching views, extensive and private gardens, a double garage, and driveway parking with an EV charging point.







## Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact Tel: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 services.

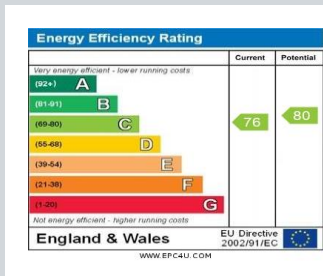
Additional information about the property, including details of utility providers, is available on request. Please contact the agent for further details.

Tenure: Freehold

## Local Authority

West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band - F



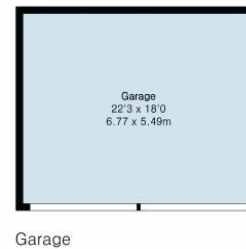
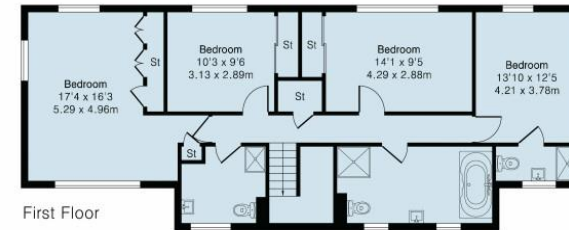
## Approximate Gross Internal Area 2391 sq ft - 222 sq m (Excluding Garage/Outbuilding)

Ground Floor Area 1426 sq ft – 132 sq m

First Floor Area 965 sq ft – 90 sq m

Garage Area 400 sq ft – 37 sq m

Outbuilding Area 175 sq ft – 16 sq m



## Howkins & Harrison

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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.