



6 Bugbrooke Road, Gayton, Northampton, Northamptonshire, NN7 3EU

HOWKINS &
HARRISON

6 Bugbrooke Road, Gayton,
Northampton, Northamptonshire,
NN7 3EU

Guide Price: £700,000

This substantial detached property sits set back from the road in the sought after village of Gayton in just under a quarter of an acre and enjoys views over open countryside from the rear. Presented in lovely condition throughout, the property benefits from four/five first floor bedrooms, two of which are ensuite and an en-suite ground floor bedroom/family room in addition to a kitchen/breakfast room, a sitting/dining room, cloakroom, and utility, in all extending to 2,474 sq. Ft. The property further benefits from ample driveway parking.

Features

- Substantial detached property
- Five first floor bedrooms
- Ground en-suite bedroom/family room
- Sitting/dining room
- Kitchen/breakfast room
- Utility & cloakroom
- Ample driveway parking
- Approximately quarter acre plot
- Well maintained gardens
- Energy rating B



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, cloakroom, inner hall with doors leading off to the family room/bedroom five with an en-suite wet room and with fitted wardrobes, the spacious sitting/dining room with two sets of French doors opening on to the patio, kitchen/breakfast room with a range of bespoke fitted units and a central island under polished granite worksurfaces and leading to the utility room.

First Floor

There are two en-suite bedrooms, one with fitted wardrobes, three further bedrooms, one of which is currently used as a study, and a family bathroom.





Outside

The property sits back from the road and is approached by a gravel driveway offering ample parking. The remainder of the front garden is mostly laid to lawn and with mature shrubs and tree borders. A courtesy gate leads to the rear garden.

To the rear of the property is a patio entertaining area. The garden is mostly laid to lawn, with a kitchen garden area, greenhouse and a garden shed in addition to a further patio area. The property enjoys views over the surrounding countryside from the back of the property.

Agents Note

We understand the solar panels are owned outright by the property.





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

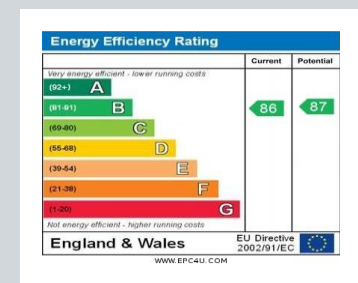
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band - D



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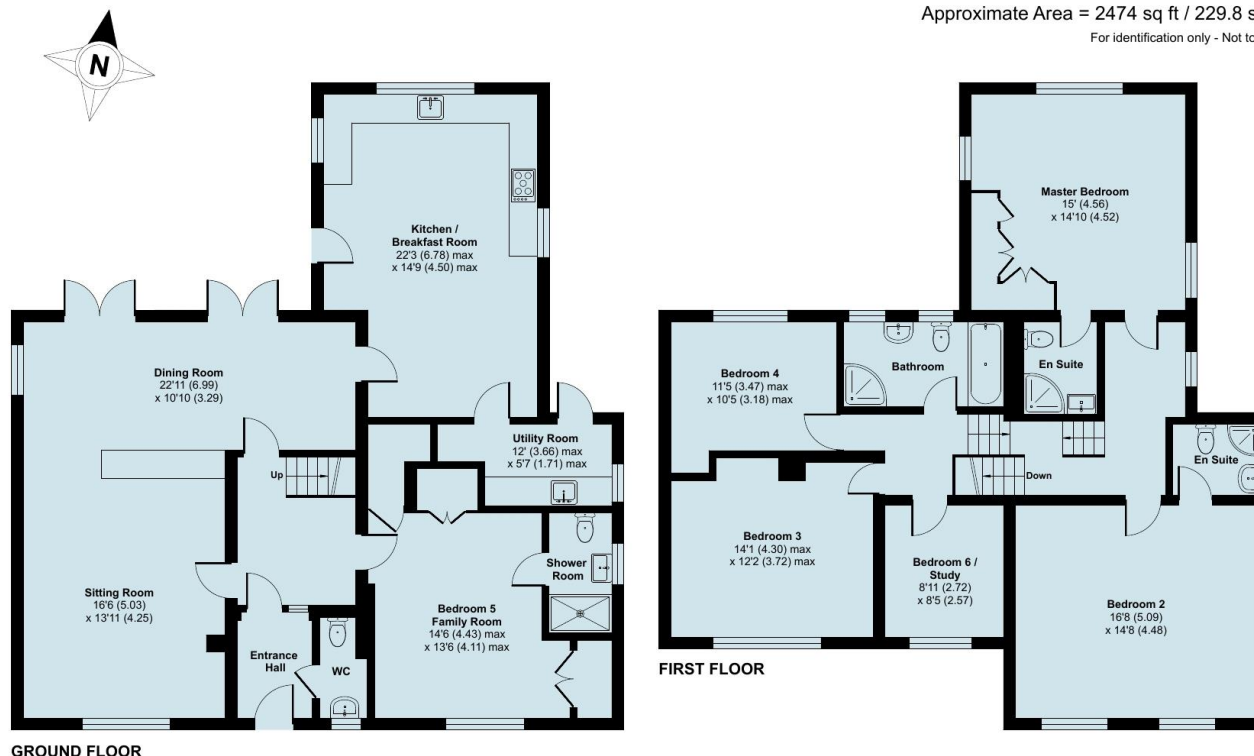
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Approximate Area = 2474 sq ft / 229.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Howkins & Harrison. REF: 1353636

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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