

NEW INSTRUCTION



WOODLANDS

Grange Park, Northampton, NN4 5BZ



DAVID COSBY
ESTATE AGENTS



Woodlands

Grange Park, Northampton, NN4

Total GIA | Exc. Garage & Workshop 160 sqm (1722 sqft)

Features

- Spacious five/six-bedroom detached home
- Self-contained annexe, ideal for multi-generational living
- Dual-aspect sitting and dining room with patio doors
- Modern kitchen with adjoining utility room and garden access
- Ground floor reception room / fifth bedroom
- Principal bedroom with en-suite and built-in storage
- Off-road parking for up to three vehicles

Description

Occupying a set-back position along Woodlands in a popular residential area, this spacious and well-maintained detached property offers versatile living accommodation ideal for growing families, multi-generational households, or those requiring ground floor self-contained space. With off-road parking for up to three vehicles and a generous, enclosed rear garden, the property presents a well-balanced mix of practicality and comfort.

The principal house provides four first floor double bedrooms, including a generous master bedroom with en-suite, along with a well-proportioned family bathroom. The ground floor includes a dual-aspect sitting and dining room with direct access to the rear garden, a modern fitted kitchen and utility, a ground floor reception room that could serve as a fifth bedroom, and a cloakroom. The rear garden features a large patio, lawned area, established planting, and a sunny timber deck—well suited to entertaining and family use.

A notable feature of this property is the attached single-storey annexe, which benefits from its own independent access and provides a comfortable, fully self-contained living arrangement. Internally, the annexe includes a bright sitting room, well-equipped kitchen, stylish shower room, and a generous double bedroom with extensive built-in storage. The layout is ideal for extended family, independent teenagers, or those with accessibility needs.



A five/six-bedroom detached home with self-contained annexe, off-road parking, generous rear garden, and flexible accommodation, located on the southern edge of Northampton with excellent access to schools, amenities, and transport links.

The Property

Main Entrance Hall

The property is entered via a slatted door with vision panels and a three-point locking mechanism. The hallway is finished with oak-effect laminate flooring and neutral wall decoration. White six-panel internal doors lead to the sitting and dining room, kitchen, ground floor reception room (currently arranged as a fifth bedroom), and cloakroom. A straight-flight timber staircase with turned balustrades, matching handrail, and fitted cut-pile carpet rises to the first floor. A useful under-stairs cupboard provides practical storage for coats, footwear, and household equipment.

Sitting Room / Dining Room

This well-proportioned dual-aspect room has glazed patio doors and matching side casements opening directly onto the rear garden and patio area. The sitting area comfortably accommodates a large sofa suite and features a centrally positioned fireplace with a traditional surround and a polished marble-effect hearth, housing a open flame gas fire. The adjoining dining area provides space for a full-size dining table and chairs.

Reception Room / Bedroom Five

Positioned at the front left-hand side of the property, this flexible ground floor room is suitable for use as a reception room, formal dining room, study, or fifth bedroom. Double swing doors provide a wide entrance, and a segmental bay window to the front aspect allows for good levels of natural light. The room is neutrally decorated, with cut-pile carpet to the floor.

Cloak Room

The ground floor cloakroom is fitted with a close-coupled WC and a ceramic wash hand basin with pedestal set against a tiled splashback. A frosted casement window provides natural light, and mechanical extract ventilation is also installed. The room is neutrally decorated, with cut-pile carpet to the floor.

Kitchen

The kitchen is well-appointed with a range of light oak-effect base and wall units, providing ample storage and preparation space. A stainless-steel sink and drainer with chrome mixer tap is positioned beneath a three-unit window, offering pleasant views over the rear garden. The walls are neutrally decorated, and the floor is laid with ceramic tiles featuring decorative inset detailing. A panel door leads through to the utility room.





The Property

Utility Room

A practical space with a part-glazed external door providing direct access to the rear garden. Fitted with a double-door base unit and a stainless-steel sink with drainer and mixer tap, the room also offers space and plumbing for a washing machine.

Master Bedroom

A well-proportioned double bedroom with a built-in four-door wardrobe, fitted with hanging rails and shelving to provide practical storage. A two-unit window to the front aspect allows for good levels of natural light.

En-suite Shower Room

Fitted with a three-piece suite comprising a close-coupled WC, a fully enclosed shower cubicle, and a ceramic wash hand basin with chrome mixer tap set into a vanity unit. A frosted casement window to the front aspect provides natural light.

Bedroom Two

A further well-sized double bedroom located at the front left-hand side of the property. The room is decorated in a contemporary style, with grey cut-pile carpet and matching emulsion walls, making it particularly well suited for use as a teenager's room.

Bedroom Three

A well-proportioned double bedroom situated at the rear left-hand side of the property. Currently used as a guest room and study, the space offers flexibility for a range of alternative uses.

Bedroom Four

A smaller double bedroom positioned at the rear right-hand side of the property, with a two-unit window overlooking the rear garden.

Family Bathroom

The family bathroom is fitted with a three-piece suite comprising a panelled bath with chrome pillar taps, a close-coupled WC, and a ceramic wash hand basin with pedestal and chrome mixer tap. Walls feature part-height ceramic tiling with decorative banding, complemented by white emulsion to create a clean and bright finish. A window to the rear aspect provides natural light.



The Property

Annexe

The single-storey annexe, located at the front of the property, offers comfortable and fully self-contained accommodation. Ideally suited for multi-generational living, it provides a practical solution for elderly relatives, a teenager seeking greater independence, or a family member requiring accessible, ground-floor living.

Annexe Sitting Room

Centrally positioned within the annexe, the sitting room benefits from good natural light provided by a large three-unit window overlooking the front aspect. The flooring is finished with dark oak-effect laminate boards, and the walls are neutrally decorated. The room offers space for lounge seating and audio-visual equipment.

Annexe Bedroom

A well-proportioned double bedroom featuring a built-in five-door wardrobe providing ample storage. A three-unit window to the side aspect allows for good natural light, supplemented by two fixed glazed panels to the front.

Annexe Kitchen

The kitchen is fitted with modern flush-faced base and wall units, complemented by timber-effect work surfaces with rounded edges and a stainless-steel sink and drainer with chrome mixer tap. Integrated appliances include a four-burner induction hob with electric oven below and a carbon-filter extractor hood with lighting above. There is space for a dishwasher, washing machine, and tall fridge freezer. This well-designed space benefits from excellent natural light via a large lantern roof light and a separate rear-facing casement window.

Annexe Shower Room

The annexe shower room is fitted with a modern three-piece suite comprising a close-coupled WC, a wide shower cubicle with tempered glass sliding screen, and a ceramic wash hand basin set above a vanity unit with chrome mixer tap. Grey metro-style tiling has been applied around the sanitary fittings, with the remaining walls finished in coordinating dark grey emulsion. The floor is laid with timber-effect ceramic tiles, and natural light is provided by a top-hung frosted casement window to the side aspect. Additional features include recessed spotlights for artificial lighting and a mechanical extract ventilation system.



Grounds

Front Aspect

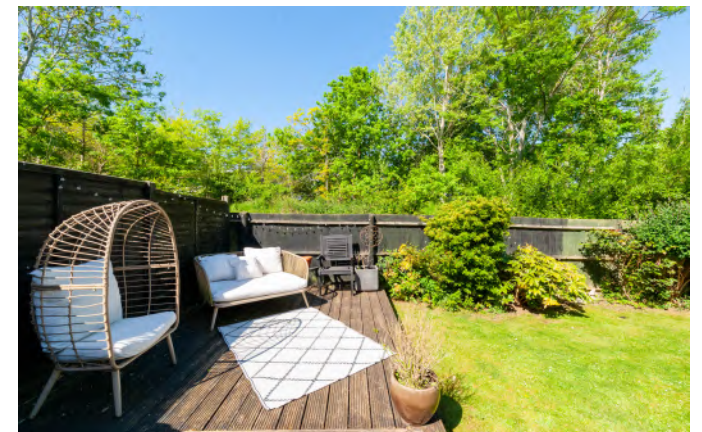
The property is set back from Woodlands, with a driveway providing off-road parking for up to three vehicles and gated side access to the rear garden. A mature crab apple tree offers partial screening to the frontage, and a paved pathway leads to the canopied main entrance of the house, and to the annexe.

Rear Aspect

The property benefits from a generously sized rear garden, predominantly laid to lawn. A large paved patio adjoins the house and is accessed via glazed double doors from the sitting room, with matching side casements, and a part-glazed external door from the utility room. These dual access points allow for a fluid connection between indoor and outdoor spaces, well suited to entertaining and outdoor dining. Mature perimeter planting includes scarlet firethorn, paper plant, and laurel, contributing to a well-established and enclosed setting. A raised timber deck is positioned to the rear left-hand corner of the garden, enjoying a favourable sunny aspect, while a large ship-lap timber shed provides practical storage for gardening tools and equipment. The boundaries are defined by close-boarded timber fencing to the rear, beyond which mature trees and shrubs offer additional screening and ensure the garden remains private and not directly overlooked.

Thinking of Selling?

Let our team of expert Chartered Surveyors and Estate Agents provide you with a no-obligation valuation. Leveraging our extensive experience and in-depth market insights, along with a blend of local and online marketing strategies, we ensure your property captures attention and stands apart in the marketplace. Contact us to schedule your free property valuation and take the first step towards a successful sale.



Location

Located on the south-western edge of Grange Park, the property enjoys a pleasant residential setting on the southern outskirts of Northampton. Grange Park is a well-regarded and established development, popular with families for its excellent proximity to local amenities and major transport routes.

For families, the area is well served by a selection of local schools, including Woodland View Primary School and Caroline Chisholm School, both of which are within easy reach and rated favourably by Ofsted. Secondary and sixth form options are accessible nearby, and a number of independent schools—including Northampton High School for Girls and Wellingborough School—are within practical commuting distance.

Commuters benefit from excellent road connectivity. The M1 motorway (Junction 15) is located just a short drive away, providing swift links to Milton Keynes, London, and Birmingham. Northampton town centre is approximately 15 minutes by car, and the mainline railway station offers regular direct services to London Euston in under an hour.

Grange Park offers a good range of local amenities including a supermarket, community centre, two public houses, and medical facilities, with wider retail and leisure options easily accessible at nearby Sixfields and Towcester Road. For those who enjoy the outdoors, Foxfield Country Park is within walking distance and provides open green space and well-maintained trails—ideal for walking, running, and connecting with the surrounding countryside. A regular local bus service also links Grange Park with Northampton town centre.

Property Information

Local Authority: West Northamptonshire Council

Services: Water, Drainage, Gas, Electricity

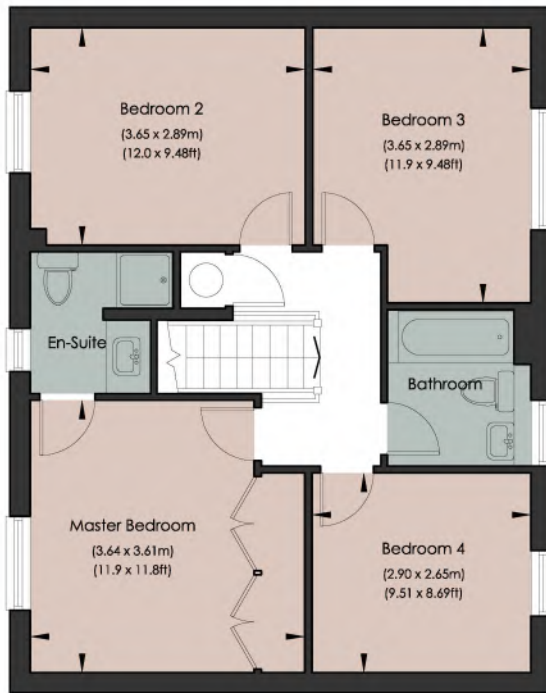
Council Tax: Band E (Annexe Band A) **EPC:** TBC

Broadband: Ultra Fast Broadband Available

Important Notice

Please note that these particulars are subject to the approval of the property owner. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible. Whilst every care has been taken with the preparation of these particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. Any measurements given within the particulars are approximate and photographs are provided for general information only. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property. On acceptance of an offer, prospective purchasers will need to provide identification and proof of funds in compliance with Anti-Money Laundering legislation.





FIRST FLOOR GIA = 57 sqm (613 sqft)

Woodlands, Grange Park, Northampton, NN4 5BZ

Approximate GIA = 160 sqm (1722 sqft)

David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GROUND FLOOR GIA = 103 sqm (1109 sqft)



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