

7 ACRE PLOT



OVERSTONE ROAD
Sywell, Northampton, NN6 0AW

 DAVID COSBY
ESTATE AGENTS



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Total GIA | Exc. Garage & Office 159 sqm (1711 sqft)

Features

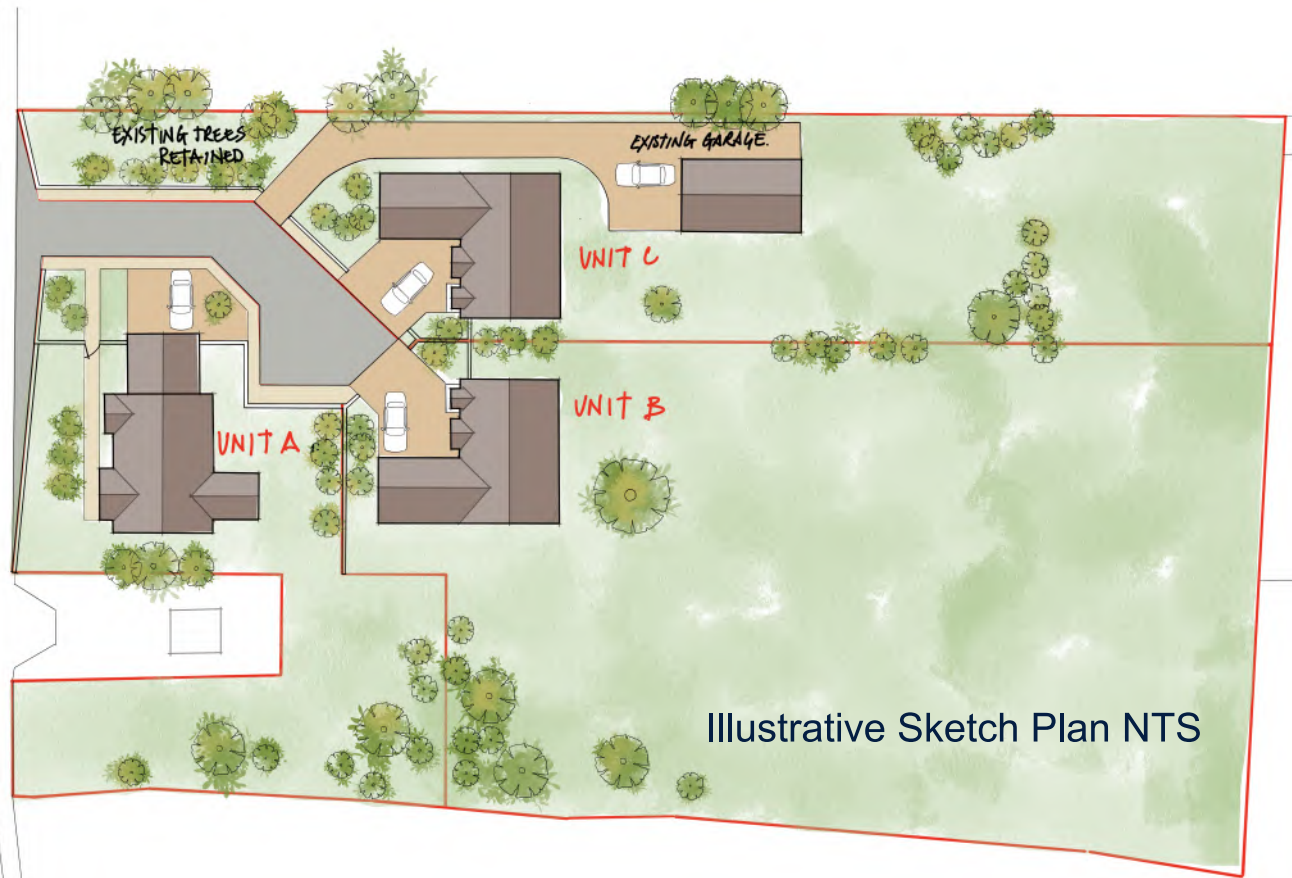
- Substantial 7+ acre plot in desirable village setting
- Detached four-bedroom chalet bungalow with adaptable layout
- Former outline planning for three executive homes (now lapsed)
- Scope for renovation or redevelopment (subject to planning)
- Around 5 acres of mature mixed woodland
- Rear garden over 600 feet with established trees
- Detached garage with adjoining office/laboratory space
- Secluded setting with natural surroundings and wildlife
- Good commuter links with nearby railway stations
- Wide choice of local amenities and well-regarded schools

Description

A rare opportunity to acquire a substantial plot extending to over 7 acres, situated within the sought-after village of Sywell. The property comprises a spacious detached chalet-style bungalow with a separate double garage and home office, set within private grounds that include approximately five acres of established natural woodland.

The site offers considerable scope for renovation or redevelopment - subject to the necessary planning consents. Notably, outline planning permission was granted in 2007 (now lapsed) for the construction of three substantial executive-style homes with garages, indicating potential for future development.

The existing bungalow is of part brick and rendered construction beneath pitched tiled roofs. The accommodation is well proportioned and offers flexibility for family living, including four double bedrooms, two en-suite shower rooms, a family bathroom, kitchen / dining room, utility room, and further reception areas.



The above plan is a visual representation based on the layout granted outline planning permission in 2007 (now lapsed) for the construction of three detached residential dwellings with associated access and garages. The layout reflects the general arrangement submitted under application reference WP/2007/0531, prepared by Terence Hudgins Associates, and is intended to assist prospective purchasers in understanding the site's potential.

The plan is not to scale and is provided for indicative purposes only. It does not constitute a current planning consent, and no warranty is given as to the feasibility of reapplying for similar development. Interested parties are advised to make their own enquiries with West Northamptonshire Council regarding the status of the previous consent and the potential for future development.

A rare opportunity to acquire a substantial 7-acre village plot with a detached four-bedroom bungalow, mature woodland, and significant potential for redevelopment, subject to planning.

The Property

Main Entrance Porch

Positioned to the left-hand side of the property, adjacent to the entrance drive, the porch features painted brick walls with individually glazed timber casement windows and a part-glazed entrance door providing access to the kitchen.

Kitchen

A generously proportioned space fitted with a range of matching base and wall units. While the fittings are somewhat dated, the layout offers clear potential for modernisation to suit individual preferences. A separate dining area is set beneath a casement window overlooking the attractive rear garden. An archway leads through to Bedroom Two, the family bathroom, and a utility/pantry area.

Utility / Pantry

A functional space with ceramic tiled flooring continuing through from the kitchen. Natural light is provided by a side-facing casement window, and the area offers scope for additional storage or utility fittings as required.

Sitting Room

A spacious, vaulted ceiling reception room featuring double-glazed sliding doors that open onto the impressive rear garden, providing a strong connection between indoor and outdoor space. The underside of the vaulted ceiling is finished with pine cladding, adding warmth and character. A straight-flight open-tread timber staircase leads to the first-floor bedroom, while additional natural light is provided by a triple casement window to the front aspect.

Bedroom One

A generously sized double bedroom located to the rear right-hand side of the property, with glazed patio doors providing direct access to the rear garden. The room offers ample space for freestanding wardrobes and furniture. A pine door leads to the en-suite shower room.

En Suite (Bedroom One)

Fitted with a three-piece suite comprising a bath, close-coupled WC, and a ceramic wash hand basin set within a vanity unit.

Bedroom Two

A further double bedroom situated to the front right-hand side of the property. Natural light is provided by a triple casement window to the front aspect.





The Property

En Suite (Bedroom Two)

Fitted with a three-piece suite comprising a shower cubicle, close-coupled WC, and a ceramic wash hand basin set within a vanity unit.

Bedroom Three

Situated to the front of the property, this is a well-proportioned double bedroom featuring a segmental bay window overlooking the front garden. The room benefits from a substantial built-in four-door wardrobe incorporating shelving and hanging rails.

Family Bathroom

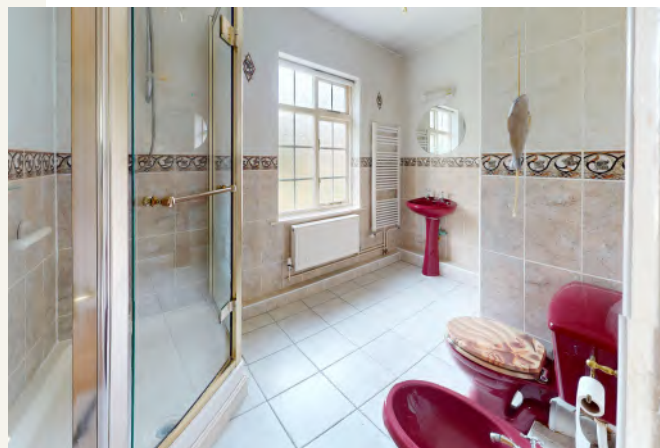
Fitted with a four-piece suite comprising a large quadrant shower cubicle, ceramic wash hand basin with pedestal, close-coupled WC, and bidet. The room features full-height ceramic tiling to the walls and ceramic tiled flooring. Natural light is provided by a frosted casement window to the front aspect, and there is built-in storage via a three-door cupboard with louvred doors.

Bedroom Four (First Floor)

This vaulted ceiling bedroom offers space for a double bed and enjoys excellent natural light via two Velux roof lights and a two-unit casement window, with attractive views over the rear garden. Built-in eaves storage cupboards provide practical storage, and the gas-fired boiler is housed within a large cupboard at the gable end. A distinctive porthole window overlooks the sitting room below.

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Grounds

Front Aspect

The property enjoys a prominent frontage, with a traditional stone boundary wall extending approximately 500 feet along Overstone Road. The main vehicular access is situated to the north-east corner of the site, where a dropped curb and gated entrance open onto a large driveway providing off-road parking for multiple vehicles. This leads directly to the detached double garage and adjoining home office.

A separate gated pedestrian entrance provides access to the dormer bungalow, although this area is now overgrown and would benefit from clearance. The gardens to the front and side of the property extend to approximately 0.1 acres and include lawned areas, a stone-lined (currently dry) ornamental pond, and a number of established trees, including apple and ash.

Rear Aspect

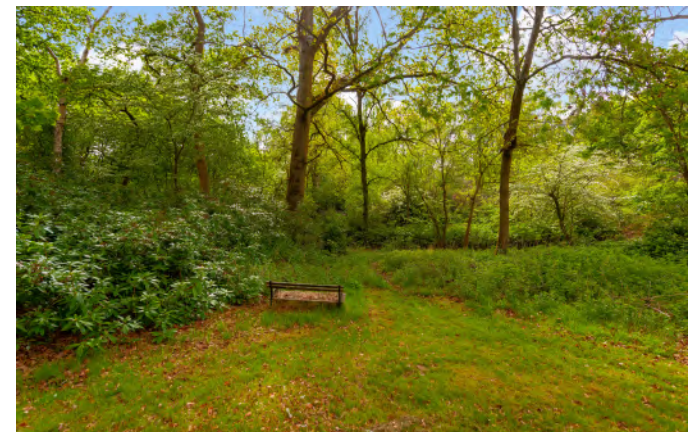
The expansive rear garden extends approximately 600 feet from the rear elevation of the dormer bungalow and incorporates a wooded area of around 0.5 acres to the southern boundary. The principal lawn is interspersed with a variety of established trees, including handkerchief tree, apple, goat willow, hazel, and cedar, contributing to a mature and characterful setting.

The garden benefits from a strong connection to the adjoining woodland, attracting regular visits from local wildlife. The overall setting offers a peaceful and secluded outdoor space, ideal for relaxation and enjoyment of the natural surroundings.

Woodland

The property includes an extensive area of established natural woodland extending to over five acres. The woodland features a diverse mix of mature native and ornamental species—including oak, beech, lime, birch, and sweet chestnut—interspersed with swathes of rhododendron, creating a rich and attractive natural habitat.

This area is subject to a Tree Preservation Order (TPO No. DA 6 – W6), which affords statutory protection to the woodland. The designation highlights the environmental and visual importance of the trees and means that any works to the woodland, including pruning or removal, require prior consent from the local planning authority.



Grounds

Detached Double Garage and Office

A substantial detached double garage constructed with rendered elevations beneath a steeply pitched tiled roof, offering generous internal height and potential for conversion, subject to any necessary consents. Vehicular access is via a large up-and-over door, and the garage benefits from strip lighting, power supply, and natural light provided by a side casement window.

A flush timber door leads through to the rear office/laboratory area, which also has independent external access from the side. This versatile space is well-lit with three large casement windows to the rear and flank elevations, and features ceramic tiled flooring throughout. Fitted with stainless steel laboratory-grade base units and two separate sink stations, the room is well-suited to a variety of uses including workspace, hobbies, or conversion to ancillary accommodation (subject to permissions). Heating is provided by wall-mounted electric Dimplex units, and the space includes ample power points and overhead lighting.



Location

Sywell is a desirable village situated approximately 7 miles northeast of Northampton town centre, offering a blend of rural charm and convenient access to urban amenities. The village benefits from a local shop incorporating a Post Office, and is within a short drive of additional facilities including the popular Beckworth Emporium, known for its garden centre, café, and selection of local produce and gifts.

The area is well-connected, with the A43 providing direct access to the M1 motorway. Northampton railway station offers regular services to destinations including London Euston, Birmingham, Coventry, and Milton Keynes, while Wellingborough railway station provides services to St Pancras and Peterborough.

Educational provision includes Overstone Primary School and Moulton School and Science College, a co-educational secondary school with a sixth form. Independent schooling options are available at Overstone Park School, Pitsford School, Spratton Hall, and Oundle School. Additionally, Northampton School, a new co-educational secondary Free School, opened in nearby Moulton in September 2023.

Nearby Sywell Country Park provides a scenic setting for outdoor recreation, with a reservoir, woodland trails, cycling paths, fishing spots, and a children's play area, making it a popular destination for families and nature enthusiasts.

Property Information

Local Authority: West Northamptonshire Council **Council Tax:** Band F **EPC:** D

Services: Water, Drainage, Gas, Electricity **Broadband:** Ultra Fast Broadband Available

Agent's Note

Part of the land is subject to a Tree Preservation Order (TPO No. DA 6 – W6), covering an area of mixed woodland. Purchasers are advised to make their own enquiries with West Northamptonshire Council regarding the implications of this designation for any proposed works to trees.

Outline planning permission for the construction of three detached dwellings was previously granted in 2007 but has since lapsed. Prospective purchasers should seek their own advice from the Local Planning Authority regarding the potential for future development or reapplication.

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.

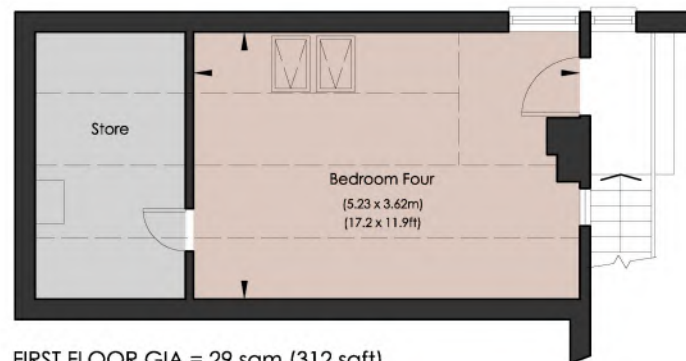


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Approximate GIA (Exc. Garage) = 159 sqm (1711 sqft)

David Cosby Chartered Surveyors & Estate Agents

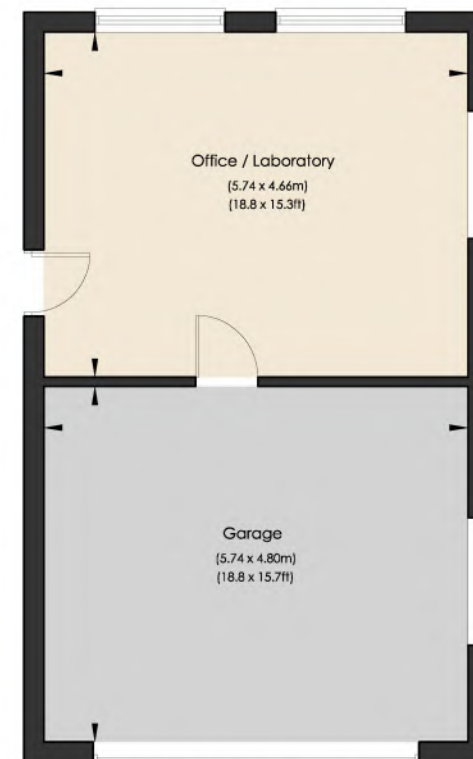
This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation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



FIRST FLOOR GIA = 29 sqm (312 sqft)



GROUND FLOOR GIA = 130 sqm (1399 sqft)



GARAGE FLOOR GIA = 55 sqm (592 sqft)



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