

NEW INSTRUCTION



**BARNARD CLOSE**  
Earls Barton, NN6 0RJ

 **DAVID COSBY**  
ESTATE AGENTS







# Barnard Close

Earls Barton, NN6 0RJ

Total GIA | Approx. 76 sqm (818 sqft)

## Features

- Immaculately presented four-bedroom detached family home
- Sought-after village location on the edge of Earls Barton
- Spacious open-plan kitchen, dining and family living area
- High-quality kitchen with granite worktops and appliances
- Principal bedroom with fitted wardrobes and en suite
- Detached brick-built garage with power and lighting
- Enclosed rear garden with patio and lawn
- Separate utility room with side access to driveway
- Off-road parking for two vehicles

## Description

Situated on the edge of the sought-after village of Earls Barton, this immaculately presented four-bedroom detached home offers well-balanced and versatile accommodation, ideally suited to modern family life.

The ground floor includes a welcoming entrance hall, a sitting room with feature fireplace, a cloakroom, and a spacious open-plan kitchen, dining area, and family snug extending across the rear of the property. Concertina doors open directly onto the rear garden, while a separate utility room offers practical access from the driveway. Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with en suite shower room and fitted wardrobes. The remaining bedrooms are served by a modern family bathroom.

Outside, the property features an attractive front garden, off-road parking, and a detached brick-built garage. The enclosed rear garden is landscaped with a central lawn, stone-flagged patio, and mature planting. A timber shed behind the garage offers additional storage or use as a potting shed.

Well located just six miles from Northampton, the property is within easy reach of Wellingborough, Milton Keynes, and London via nearby road and rail links. Earls Barton itself offers a thriving local community, a range of amenities, and excellent access to countryside walks and leisure opportunities, including Sywell Country Park.



An immaculately presented four-bedroom detached home with open-plan living, landscaped gardens, and a detached garage, located on the edge of the sought-after village of Earls Barton.



# The Property

## Entrance Hall

Accessed via a traditional slatted timber front door with a three-point locking mechanism, the entrance hall benefits from good natural light through a frosted side window. The flooring comprises oak parquet, with neutral-toned cut pile carpeting to the staircase.

The walls are neutrally decorated, and white panelled doors lead to the sitting room, cloakroom, and open-plan living area. A useful under-stairs cupboard provides storage for boots and outdoor wear.

## Sitting Room

Positioned to the front left-hand side of the property, the sitting room enjoys a large four-unit casement window overlooking the front garden, providing excellent natural light.

The room is generously sized and features a central marble-effect fire surround and hearth, fitted with a brushed chrome electric fire. The flooring is laid with matching cut pile carpet, and the walls are finished in a neutral tone.

## Cloakroom

The cloakroom is fitted with a contemporary close-coupled WC and a wall-mounted ceramic wash hand basin with chrome pillar taps. Natural light is provided by a casement window to the front aspect, and oak parquet flooring continues through from the entrance hall. The walls are tastefully finished in 'Muted Green', with a marble-effect tiled splashback above the basin.

## Open Plan Living Area

The kitchen, dining room and family snug extend across the full width of the rear elevation, creating a well-connected and versatile living space. Double-glazed concertina doors open directly onto the rear garden, offering excellent natural light and the option for easy indoor-outdoor living—ideal for entertaining and outdoor dining. The flooring is laid with large-format polished ceramic tiles in a neutral tone, and the walls are similarly decorated in a light, neutral palette. Artificial lighting is provided by recessed spotlights to the kitchen and dining areas, with a contemporary pendant fitting positioned above the snug.



# The Property

## Dining Area

Centrally positioned within the open-plan living space, the dining area comfortably accommodates a large table and chairs. It enjoys an attractive outlook through the glazed concertina doors to the rear garden, offering a pleasant setting for both everyday meals and more formal entertaining.

## Family Snug

Located to the rear left-hand side of the open-plan living space, the family snug offers ample room for a corner sofa and media equipment, providing a comfortable setting for informal gatherings or quiet relaxation. A two-unit casement window overlooks the rear garden, allowing natural light to fill the space and offering a pleasant outlook.

## Utility

The utility room is fitted with matching base and wall units, complemented by granite work surfaces and upstands. A single stainless-steel sink is set beneath a chrome mixer tap, with plumbing provided for a washing machine and additional space for a tumble dryer. Further storage is available via high-level shelving, with space also provided for coats and footwear. A part-glazed door with a three-point locking mechanism opens to the side of the property, offering convenient access from the driveway.

# Thinking of Selling?

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# The Property

## First Floor Landing

The landing features white balustrades with stained oak handrails, and is fitted with matching cut pile carpet. White two-panel doors open to the four bedrooms and the family bathroom.

## Bedroom 1

A generously sized double bedroom featuring a part-vaulted ceiling and a three-unit casement window overlooking the front aspect, providing good levels of natural light. Built-in four-door wardrobes offer ample storage with fitted clothes rails and upper shelving.

## En Suite

The en suite is fitted with a modern three-piece suite comprising a close-coupled WC, a large ceramic sit-on wash hand basin with chrome tap set above a vanity unit, and a double-width shower cubicle with a tempered glass screen and full-height marble-effect ceramic tiling.

## Bedroom 2

A further well-proportioned double bedroom featuring a matching four-door wardrobe with clothes rail and upper shelving, providing ample storage space. The room benefits from a part-vaulted ceiling to the front aspect and a three-unit casement window offering good natural light.

## Bedroom 3

Currently used as a nursery, this is another well-sized double bedroom. The room is bright and airy, with a large two-unit casement window overlooking the rear garden, offering a pleasant outlook.

## Bedroom 4

Currently used as a home office, Bedroom 4 is a versatile space fitted with a built-in work desk, low-level drawers, and a tall double-door cupboard.

## Family Bathroom

Situated to the right-hand side of the property, the family bathroom benefits from natural light via a frosted casement window. It is fitted with a modern three-piece suite comprising a close-coupled WC, a large ceramic wash hand basin with chrome pillar tap set above a vanity unit, and a traditional white bath with shower over.









# Grounds

## Front Aspect

The property has an attractive and well-proportioned frontage, featuring traditional facing brickwork with red brick detailing above the window openings. A hipped canopy sits above the main entrance, providing a welcoming focal point.

A well-established grape ivy climbs the front gable wall, offering seasonal interest, while a selection of low-maintenance shrubs and perennials adds colour and structure to the front garden.

A riven pathway leads to the main entrance door, which is set beneath the canopy and flanked by a side casement window. A dropped kerb provides access to a macadam driveway, offering off-road parking for two vehicles and leading to a detached brick-built garage.

A side door provides access to the utility room and kitchen, and there is gated access to the rear garden.

## Rear Garden

The rear garden is a private and thoughtfully landscaped space, with mature tree screening along the back boundary including Acer, Silver Birch, and Copper Beech. Climbing roses and low-level shrubs frame the side boundaries.

A stone-flagged patio with a staggered slate shingle border creates a defined area for seating and outdoor dining, while the central lawn offers space for play or relaxation.

To the rear of the garage, a timber shed with shiplap cladding provides useful storage for gardening tools and outdoor furniture, or could serve as a potting area.

## Garage

The detached garage is of brick construction beneath a pitched, tiled roof, and is fitted with an aluminium up-and-over door for vehicular access. Currently in use as a home gym, the space is versatile and benefits from power and lighting, making it suitable for a range of domestic or hobby uses.





## Location

Located approximately six miles east of Northampton town centre, Earls Barton is one of Northamptonshire's most vibrant and well-served villages. It offers a broad range of independent shops and amenities, including a butcher, bakery, hairdressers, convenience stores, cafés, a newsagent, pharmacy, doctor's surgery, library, and a selection of restaurants and public houses. Further retail and leisure facilities can be found in nearby Northampton, Wellingborough, and Milton Keynes.

For families, Earls Barton benefits from a well-regarded nursery and a primary school rated 'Good' by Ofsted. There are also several respected independent schools in the wider area, including those in Wellingborough, Spratton, Oundle, Uppingham and Oakham.

The village is well placed for commuters, with swift access to the A45 and A14, and regular rail services available from Wellingborough to London St Pancras, and from Northampton to Birmingham, Coventry, Milton Keynes and London Euston.

Leisure opportunities nearby include Sywell Country Park, with its scenic reservoir, walking and cycling trails, woodlands, and wildlife habitats. The park also features a children's play area and well-maintained picnic spots, making it popular with families and nature enthusiasts alike.

For more relaxed outings, the nearby Beckworth Emporium offers a stylish garden centre and café, renowned for its afternoon teas and seasonal produce.

## Property Information

**Local Authority:** West Northamptonshire Council

**Services:** Mains Water, Gas, Electricity, and Drainage

**Council Tax:** Band E    **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.*





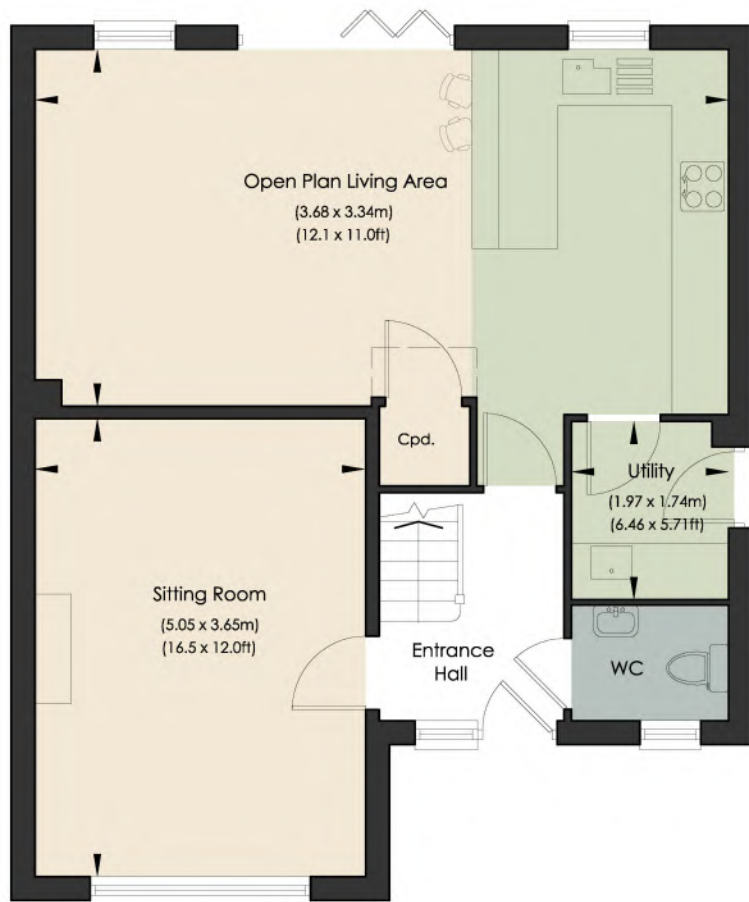
# Barnard Close, Earls Barton, NN6 0RJ

Approximate GIA = 126 sqm (1356 sqft)

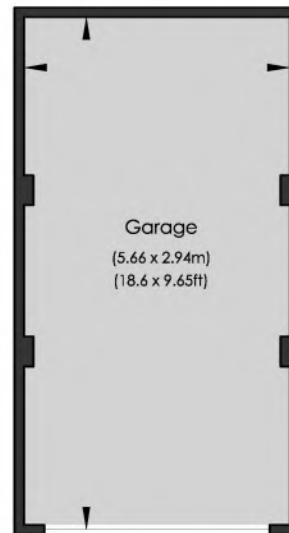


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This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. 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.

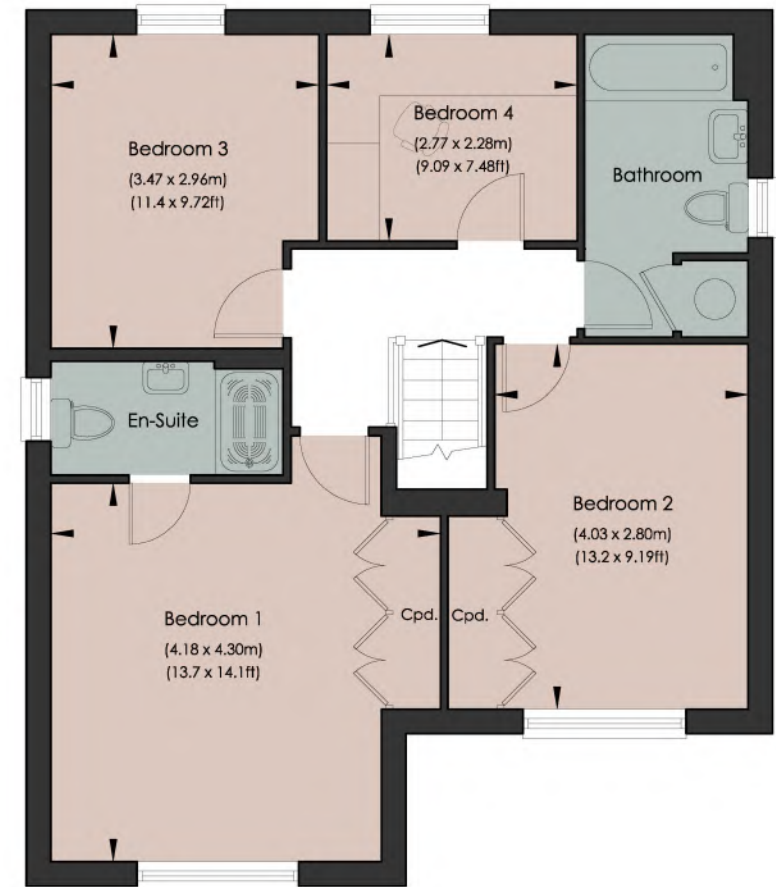


GROUND FLOOR GIA = 63 sqm (678 sqft)



GARAGE GIA = 16 sqm (172 sqft)

(Position not relative)



FIRST FLOOR GIA = 63 sqm (678 sqft)





EARLS BARTON

01604 979628

[enquiries@davidcosby.co.uk](mailto:enquiries@davidcosby.co.uk)

[www.davidcosby.co.uk](http://www.davidcosby.co.uk)



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# Thinking of Selling?



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**MRICS**  
Building Surveyor



**Natasha Cosby**  
**MNAEA | Solicitor**  
Director | Practice Manager



**Sadie Tyson**  
**MNAEA**  
Sales & Lettings Agent



@ [enquiries@davidcosby.co.uk](mailto:enquiries@davidcosby.co.uk)

☎ 01604 979628

[www.davidcosby.co.uk](http://www.davidcosby.co.uk)