

TO LET

BENTREE HOUSE

Old Forge Lane, Preston Capes, NN11 3TD



DAVID COSBY
ESTATE AGENTS



Bentree House

Old Forge Lane, Preston Capes, NN11

Total GIA Floor Area Exc. Garage | Approx. 270sqm (2906sqft)

Features

- Substantial six-bedroom detached family home
- Private front and rear gardens with south-facing rear aspect
- Detached two-storey stone-built double garage
- Three bathrooms including en-suite to principal bedroom
- Multiple reception rooms plus additional snug and conservatory
- Spacious kitchen/breakfast room with granite worktops
- Elevated village plot with countryside views
- Quiet setting in sought-after Preston Capes
- Versatile accommodation arranged over three floors
- Offered with no onward chain

Description

Occupying an elevated plot in the peaceful South Northamptonshire village of Preston Capes, Bentree House is a substantial six-bedroom detached family home offering flexible living space across three floors. The property enjoys private gardens to both the front and rear and benefits from a large detached two-storey double garage with ample space for parking, storage, or workshop use.

Approached via a block-paved entrance with decorative swing gates, the property is located within grounds that offer a good degree of privacy and a pleasant outlook. The house is characterised by steeply pitched catslide roofs, gabled dormer windows, and generously sized openings that allow for good natural light throughout.

The internal layout is well suited to modern family life, offering multiple reception rooms, a spacious kitchen/breakfast room, three bathrooms, and six bedrooms arranged over three floors. The split-level rear garden features multiple seating areas, a central lawn, established planting, and adjoins open pastureland.

Located in one of Northamptonshire's most desirable villages, Bentree House presents a rare opportunity to secure a distinctive family home in a highly sought-after setting.



A substantial detached village home with versatile accommodation, private gardens, and a two-storey stone-built garage, enjoying an elevated position backing onto open pastureland in the heart of Preston Capes.

The Property

Front entrance porch

A bright and welcoming space fitted with timber parquet-style flooring and full-height side lights adjacent to the part glazed entrance door. The porch provides ample room for freestanding furniture, coats, and shoes. A further glazed door with matching side light leads through to the main entrance hall.

Entrance hall

Laid with oak-effect laminate flooring, the entrance hall features a quarter-landing staircase with turned balustrades and handrails rising to the first floor. A useful understairs storage area is provided, and panelled doors lead through to the sitting room and central lobby.

Sitting room

A generous dual-aspect reception space which opens into an adjoining dining room. The room features a contemporary wood-burning stove set on a stone hearth, with oak-effect flooring flowing through from the entrance hall. A separate versatile room to the front of the sitting room is accessed via double swing glazed doors and is perfect for use as a small study or quiet reading space. To the rear of the sitting room, sliding double-glazed doors provide views of the garden and open onto a slate shingle seating area—ideal for outdoor relaxation.

Dining Room

Located to the rear left of the sitting room, the dining area comfortably accommodates a table and chairs and serves as a natural link between the living space, kitchen, and the garden. Double-glazed sliding doors open into a central conservatory, allowing natural light to filter through and providing a pleasant outlook over the rear garden.

Conservatory

A pleasant and versatile space, ideal for reading or morning coffee, this generously sized conservatory features perimeter double-glazed panels, a glazed roof, and ceramic tiled flooring. Double swing glazed doors open out to seating areas on either side of the conservatory, offering a seamless connection with the rear garden. Power and lighting are installed, enhancing the room's usability throughout the year.



The Property

Kitchen / Breakfast Room

Situated at the rear of the property, the kitchen enjoys views over the garden through a large two-unit window. The floor is finished with a classic checkerboard vinyl, and the space is fitted with a good range of base and wall units, complemented by granite work surfaces and an inset one-and-a-half bowl sink with chrome mixer tap. Cooking facilities include a five-burner gas hob, a two-door electric oven, and a brushed chrome extractor hood with integrated lighting. A shallow built-in cupboard with a glazed door provides additional storage, while a further glazed door leads to the side utility room. To the front of the kitchen, there is a good-sized breakfast area with space for a table and chairs. Double doors from the breakfast area open to an additional snug or breakout room located at the front of the property.

Snug room

Accessed via a short flight of steps from the kitchen breakfast area, this cosy snug features a fitted loop-pile carpet and neutrally decorated walls. A large two-unit window overlooks the front aspect, allowing for good natural lighting.

Utility

Fitted with durable ceramic floor tiling, the utility room offers space and plumbing for a washing machine and tumble dryer. It includes matching white base units topped with granite work surfaces, along with a further inset sink and chrome mixer tap. Full-height built-in units with fitted shelving provide practical storage space. A part-glazed door with matching side panel opens to the front of the property, while a second glazed door and panel lead directly to the rear garden and slate shingle seating area.

Ground floor cloak room

Accessed from the central lobby, the cloakroom is fitted with a close-coupled WC and a ceramic wash hand basin set within a tiled recess. The floor is finished with matching checkerboard sheet vinyl, and mechanical extract ventilation has been installed.

First floor landing

A spacious galleried landing laid with loop-pile carpet, featuring turned balustrades and handrails to the stairwell. A large double-glazed window to the front provides natural light and pleasant countryside views. Panelled doors lead to the first-floor bedrooms, and an airing cupboard with slatted pine shelving houses the hot water cylinder.



The Property

Master Bedroom

Situated to the rear left-hand side of the property, the master bedroom is a well-proportioned double room with views over the rear garden. The floor is finished with loop-pile carpet, and a bespoke five-door wardrobe has been fitted, offering hanging space, drawers, and shelving. The walls are neutrally decorated, and a panelled door leads to the en-suite shower room.

Master bedroom en-suite

A bright, part-vaulted space featuring a south-facing Velux roof light that provides excellent natural light. The en-suite includes a generous double-width shower with a sliding tempered glass screen, chrome shower hose, and separate fixed shower rose. Additional fittings include a close-coupled WC and a ceramic pedestal wash hand basin with tiled splashback.

Bedroom 2

Positioned at the front centre of the property, this double bedroom features part-vaulted ceilings and a large two-unit window offering far-reaching views towards Fawsley and Badby Woods. The floor is laid with loop-pile carpet, and the walls are neutrally decorated to offer a light and adaptable space.

Bedroom 3

Situated to the rear right-hand side of the property, this is a further double bedroom with a two-unit window overlooking the rear garden. The room offers ample space for freestanding storage and is finished with loop-pile carpet.

Bedroom 4

A further double bedroom located at the front of the property, featuring a two-unit window with views to the front aspect. The room is laid with loop-pile carpet and finished with neutral décor.

First floor Bathroom

Fitted with a four-piece suite, the bathroom includes a large shower cubicle with a hinged tempered glass screen, chrome shower hose, and separate fixed shower rose; a ceramic pedestal wash hand basin with chrome mixer tap; a bath with chrome mixer tap and handheld shower attachment; and a close-coupled WC. A top-hung casement window provides natural light and ventilation.



The Property

Second floor landing

A part-vaulted space finished with loop-pile carpet and neutrally decorated walls. The landing includes a useful eaves cupboard providing additional storage, and panelled doors lead to the second-floor bedrooms.

Bedroom 5

Located to the right-hand side of the property, this part-vaulted, dual-aspect bedroom features windows to the rear and side elevations, both offering pleasant views. The room is finished with cut-pile carpet and neutrally decorated walls.

Bedroom 6

Situated to the left-hand side of the property, this single bedroom features part-vaulted ceilings and a rear-facing Velux window providing natural light and garden views. The floor is finished with cut-pile carpet, and the walls are neutrally decorated.

Second floor bathroom

Fitted with a four-piece suite comprising a bath with chrome mixer tap, a ceramic pedestal wash hand basin with chrome mixer tap, a shower cubicle, and a close-coupled WC. The room benefits from a south-facing Velux window providing good natural light. Walls are finished in a soft grey tone with half-height white ceramic tiling.



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Grounds

Front aspect

Set back from Old Forge Lane, the property is approached via a block-paved driveway with decorative double swing gates providing both vehicular and pedestrian access to the private front garden. Bounded by white-rendered walls, the garden is mainly laid with slate shingle and features a well-established border of shrubs and plants, including Chilean rhubarb, hazel, and whitebeam. Central steps lead up to the main entrance porch, with a separate gated path to the right-hand side providing access to the rear garden. To the left, a patio area is enclosed with a waved archway and lattice-style openings finished with tile-crease copings. Steps from this area rise to the side utility entrance, where a useful outdoor Butler sink is located. The detached double garage is set into the inclined embankment, providing generous parking and storage accommodation.

Detached double garage

The two-storey detached double garage is constructed in part coursed ironstone and brick beneath a steeply pitched tiled roof. To the front, a large gravelled drive provides additional off-road parking for several vehicles. The ground floor offers ample workshop and car storage space, with a solid concrete floor, painted block walls, power and lighting, and an electrically operated up-and-over vehicular door. The vaulted first-floor space features exposed timber rafters, full-length shelving, and timber-boarded flooring. This versatile area could serve as a secondary workshop or, subject to any necessary consents, be converted into a home office with the addition of Velux-style roof lights.

Rear Garden

The split-level rear garden enjoys a sunny south-facing aspect and features a three-tiered lawn bordered by well-tended shrubs and perennial planting. Varieties include Torch Lily and Lupin, along with a small apple tree positioned to the rear right-hand side. Two slate shingle patio areas, located on either side of the conservatory, provide pleasant seating spots with sliding patio doors linking directly to the sitting and dining rooms. Steps lead up to the main lawn, where a paved pathway continues to a charming summer house or potting shed set to the rear left-hand side, complete with its own block-paved patio. Backing onto open pastureland, the garden offers a peaceful and private outdoor space—ideal for relaxation.



Bentree House, Old Forge Lane, Preston Capes, NN11

Approximate GIA = 270 sqm (2906 sqft)



David Cosby Chartered Surveyors & Estate Agents

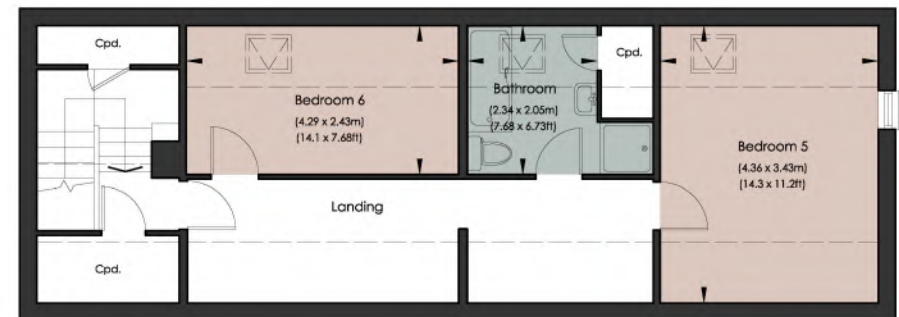
This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation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



GROUND FLOOR GIA = 117 sqm (1259 sqft)



FIRST FLOOR GIA = 101 sqm (1087 sqft)



SECOND FLOOR GIA = 52 sqm (560 sqft)

Location

Situated on a quiet back lane in the heart of Preston Capes, Bentree House enjoys an elevated and private position backing onto open pastureland.

Surrounded by rolling South Northamptonshire countryside and areas of natural beauty such as nearby Badby Woods, the village combines rural charm with convenient access to nearby towns and transport links. Mainline rail services to London and Birmingham are available from Long Buckby, Northampton, and Banbury, making the village well placed for commuters. The nearby market town of Daventry offers a broad range of amenities, including supermarkets, independent shops, healthcare services, restaurants, and leisure facilities.

Well-regarded primary schools can be found in nearby villages such as Badby, Newnham, and Blakesley, while secondary education is available in Daventry, Bugbrooke, and Towcester. For independent schooling, Bilton Grange Preparatory School and Rugby School are within reasonable driving distance.

The surrounding countryside offers an abundance of walking and cycling routes, with popular nearby beauty spots including Badby Woods and Everdon Stubbs—both famed for their springtime bluebell displays. For leisure and wellness, Fawsley Hall Hotel and Spa and Hellidon Lakes Golf and Spa Hotel are just a short drive away.

Property Information

Local Authority: West Northamptonshire Council

Services: Electricity, Water, LPG Gas, and Drainage

Council Tax: Band F **EPC:** Rating D

Broadband: Super Fast broadband - 79 Mbps download

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 tenants 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. Before committing to a tenancy, the terms of the letting and the condition and contents of the property will be recorded in a tenancy agreement and inventory. Please make sure you carefully read and agree with these documents and advise if you have questions. On acceptance of an offer to rent, prospective tenants will need to provide identification and proof of funds in compliance with Anti-Money Laundering legislation and to assist with referencing procedures.

Preston Capes



Location Plan (not to scale)



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