

# Property Details

8 The Paddocks, Station Road, West Haddon,  
Northampton, Northamptonshire, NN6 7BU

Guide Price **£575,000**





# Property Photos

8 The Paddocks, Station Road, West Haddon, Northampton,  
Northamptonshire, NN6 7BU



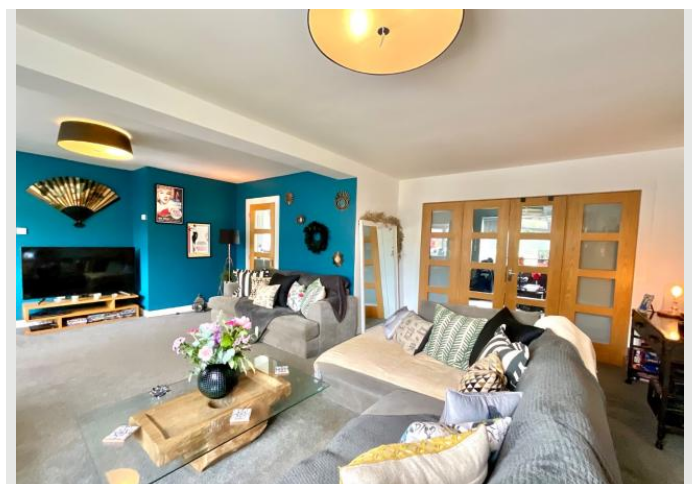
Creation Date

06/06/2025



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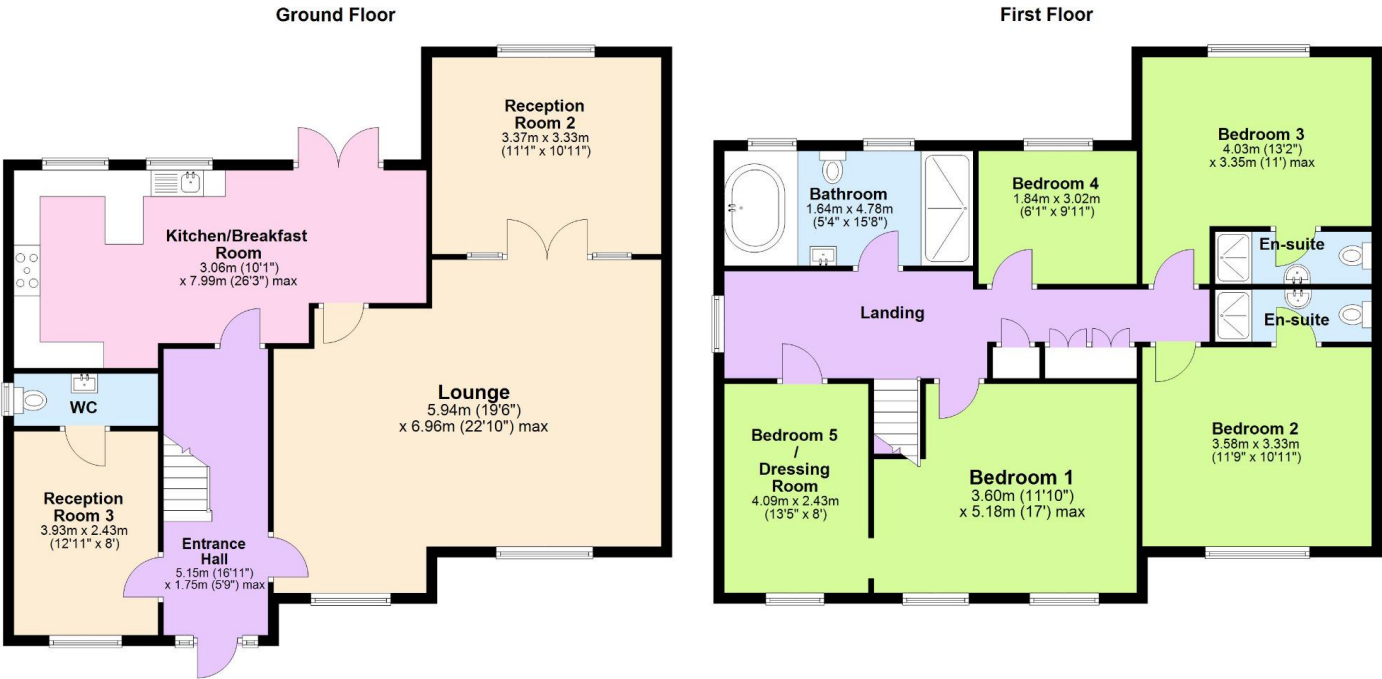
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# Property Floor Plans

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# Property Info

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Property Type
House
Property Style
Detached
Bedrooms
5
Bathroom
3
Receptions
3
Tenure Type
Freehold
Floor Area
-
Agency Type
Sole
Parking
Off Road Parking
Type
Sales
Electricity
Mains Supply



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Water Supply
Mains
Sewerage
Mains Supply
Heating
Gas Central
Broadband
-
Accessibility
-
Restrictions
-
Condition
Good
Flooded In Last Five Years
No
Current Annual Ground Rent
-
Current Service Charge
-
Rent Review Period (Year)
-



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Ground Rent Percentage Increase
-
Service Review Period (Year)
-
Lease End Date
-
Price Qualifier
Guide Price
Price
£575,000
Land Size
-
Age of Property
-
Year Built
-
New Home
No



# Property Features

8 The Paddocks, Station Road, West Haddon, Northampton,  
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## Feature 1

Extended Five Bedroom House

## Feature 2

No Upper Chain

## Feature 3

Off Road Parking For Several Vehicles

## Feature 4

Three Reception Rooms

## Feature 5

Kitchen Diner With Breakfast Bar

## Feature 6

Corner Plot With Garden To Three Sides

## Feature 7

Located In The Sought After Village Of West Haddon

## Feature 8

Two En-suites, Downstairs Cloak Room

## Feature 9

Gas Central Heating And Double Glazing Throughout

## Feature 10

Rear Garden With Paved Patio, Decked Area And Cabin

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# Property Description

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## **Extended Five Bedroom Detached Family Home For Sale In West Haddon**

Five Bedroom Detached Family Home For Sale In West Haddon

This spacious five bedroom family home with two en-suites, kitchen / diner with breakfast-bar, three reception rooms, ample off-road parking, and no onward chain must be viewed to be fully appreciated.

Located on a peaceful cul-de-sac in the sought after village of West Haddon is this spacious versatile property; an ideal home for a growing family, and the outside space is great for entertaining.

Once inside, you will be delighted by the ample living space that this property offers, with three reception rooms including a large lounge, downstairs cloakroom, and the contemporary kitchen / diner with French doors leading out to the rear garden, the flowing layout of the ground floor provides a sense of openness, creating an ideal environment for those special occasions with friends and family or simply relaxing at home.

Upstairs you will find five bedrooms, providing ample space for the whole family. the master bedroom currently uses bedroom five as a walk-in dressing area. Additionally, the second and third bedrooms benefit from en-suite facilities, providing the perfect haven for guests or older children. The bathroom has been extended to include a jacuzzi bath and double shower.

To the rear, you will find a private and sunny, well-maintained garden that wraps around the property, with ample space for outdoor activities and gardening, the garden is a great space for children to play, hosting summer barbecues, or simply unwinding with a book and a glass of wine.

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There is also the benefit of a good-sized cabin in the garden with power connected, making it very versatile, it has been used as an office in the past, but could be used for anything you need.

To the front there is a good-sized front garden with off-road parking for several vehicles, and access to the rear and side gardens.

West Haddon is a gorgeous village with plenty of local amenities including a convenience store and local public houses including 'The Pytchley' which has a great menu. The village also has a local Primary School and West Haddon is in the catchment area for Guilsborough Secondary School.

For commuters, the village is close to the M1 and the A5 as well as the village of Long Buckby that has a train station you can be in London Euston in just over an hour.

For the ramblers amongst you, the property also sits close to the famous 'Jurassic Way' an amazing walk if you haven't done it, as well as many other fantastic walks that you can find on [northamptonshirewalks.co.uk](http://northamptonshirewalks.co.uk).

To top it all off, this property is offered with no onward chain, allowing for a stress-free and smooth transition for the lucky new owners. To book your viewing and take a look around, call the Campbells team today, we will be happy to help.

TENURE: Freehold  
COUNCIL TAX BAND: F  
EPC: C

The measurements for this property are as follows:

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Ground Floor :

Entrance Hall

5.15m (16'11") x 1.75m (5'9") max

Lounge

6.96m (22'10") x 5.94m (19'6") max

Kitchen/Breakfast Room

7.99m (26'3") x 3.06m (10'1") max

Reception Room Two

3.37m (11'1") x 3.33m (10'11")

Reception Room Three

3.93m (12'11") x 2.43m (8')

WC

1.07 (3'5") x 2.42 (7'9")

First Floor :

Bedroom One

5.18m (17') x 3.60m (11'10") max

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Bedroom 5 / Dressing Room  
4.09m (13'5") x 2.43m (8')

Bedroom Two  
3.58m (11'9") x 3.33m (10'11")

En-Suite  
0.75 (2'5") x 2.34 (7'7")

Bedroom Three  
4.03m (13'2") x 3.35m (11') max

En-Suite  
0.75 (2'5") x 2.34 (7'7")

Bedroom Four  
3.02m (9'11") x 1.84m (6'1")

Bathroom  
4.78m (15'8") x 1.64m (5'4")

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