



**Church Gardens**  
Ravensthorpe, Northampton









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## Church Gardens

Ravensthorpe, Northampton, NN6 8EY

TOTAL AREA: APPROX. 218.2 SQ. METRES (2348.2 SQ. FEET)

**A FIVE BEDROOM DETACHED HOUSE WITH 2348SQ FT OF ADAPTABLE ACCOMMODATION SITUATED IN A QUIET CUL-DE-SAC SURROUNDED BY GLORIOUS UNDULATING COUNTRYSIDE AND JUST A SHORT WALK FROM RAVENSTHORPE RESERVOIR.**

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### GROUND FLOOR

- ENTRANCE HALL
- CLOAKROOM
- LOUNGE / DINING ROOM
- GARDEN ROOM
- SNUG / STUDY
- KITCHEN
- CONSERVATORY
- UTILITY ROOM

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### FIRST FLOOR

- BEDROOM ONE & EN-SUITE
- FOUR FURTHER BEDROOMS
- BATHROOM
- OFFICE

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### OUTSIDE

- FRONT GARDEN
- GARAGE
- REAR GARDEN

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**£599,000 Freehold**





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## THE PROPERTY

The property has an entrance porch, hall, cloakroom, dual aspect lounge / dining room with electric fire, garden room with two sets of French doors leading out onto the garden and access to the first floor office.

There is a study with wood flooring and French doors, the kitchen / breakfast room is fitted with a range of units, range oven and breakfast bar. The conservatory is of uPVC double glazed construction and has double doors to the garden and there is a utility room.

On the first floor bedroom one has fitted wardrobes and an en-suite shower room, there are four further bedrooms and a family bathroom. The office is 18'4 x 12'0 and is accessed via a staircase leading from the garden room.

Outside there is a driveway providing off road parking for three / four cars leading to the garage. The lawned garden extends to the rear and side of the property with a large patio area, ornamental pond, summer house and greenhouse.

EPC Rating D. Council Tax Band F.





## MARKETING

Benefitting from support across 10 countywide branches, ensuring comprehensive coverage and local expertise. Wherever you are, our network is there to assist you in achieving your property goals. Including major sites such as Rightmove, Zoopla, On The Market, and PrimeLocation. your property deserves the spotlight, and we ensure it gets noticed by the right audience.







## MATERIAL INFORMATION

Type	Detached
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Ask Agent
EPC Rating	D
Electricity Supply	Ask Agent
Gas Supply	No Gas
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Oil Heating
Parking	Driveway, Garage
EV Charging	Ask Agent
Accessibility	Ask Agent
Coastal Erosion Risk	Ask Agent
Flood Risks	Has not flooded in the last 5 years
Mining Risks	Ask Agent
Rights Of Way	Ask Agent
Restrictions	Ask Agent
Obligations	Ask Agent
Rights and Easements	Ask Agent

## LOCATION

Ravensthorpe village lies midway between the towns of Northampton and Rugby. Accessed via the A428, the village is just 6 miles east of M1 J18 and has its own shop/post office, public house, playing field, pocket park and woodland. The civil parish includes the neighbouring hamlet of Coton, which is home to Coton Manor Gardens, a 17th Century Northamptonshire stone manor with ten acres of beautiful gardens, plant nursery, café, bluebell woods and wildflower meadow. Ravensthorpe also has a reservoir which was constructed towards the end of the 19th Century and remains the major feature of the village's landscape. Education is provided at either Guilsborough or East Haddon primary schools, both of which then feed into Guilsborough secondary school just 2 miles away. In relation to public transport, a bus service operates to Northampton and Rugby via Long Buckby where the nearest mainline train station to London Euston and Birmingham New Street is located.

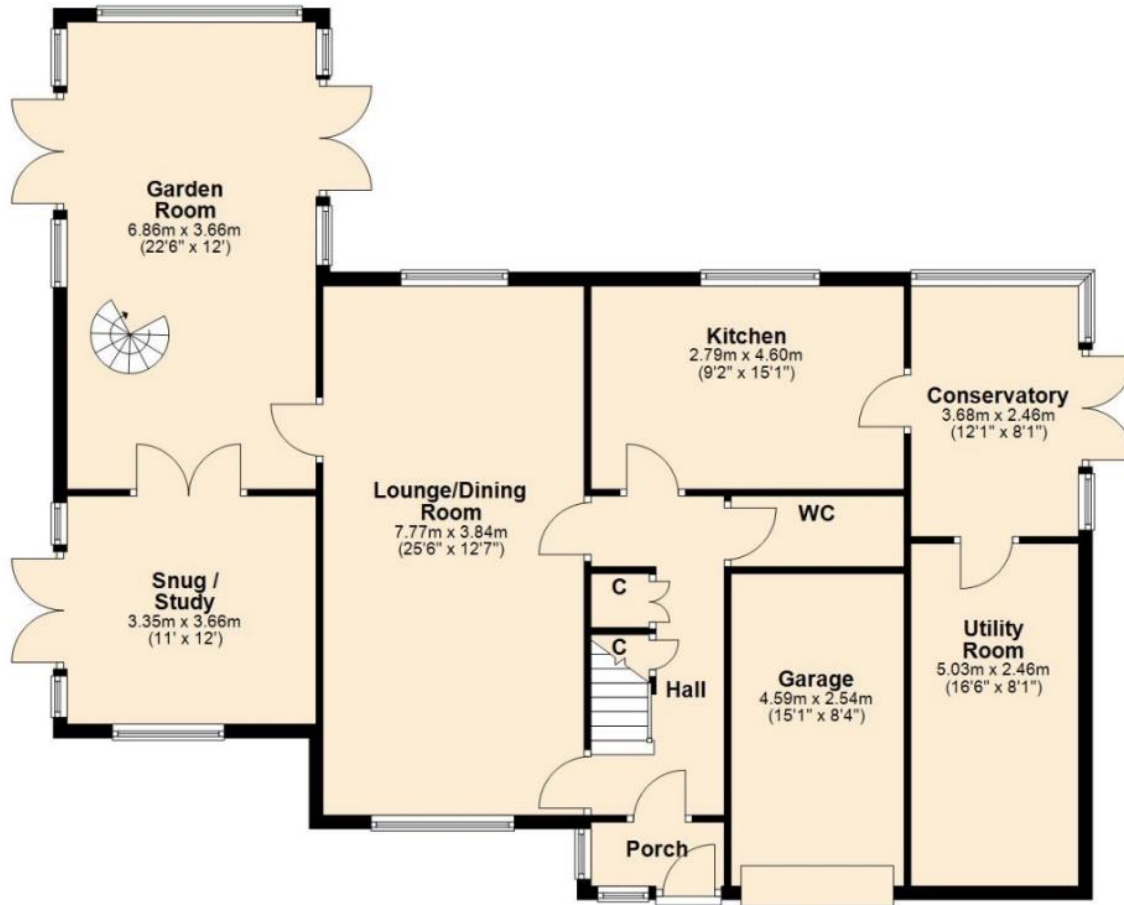
## IMPORTANT NOTICE

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

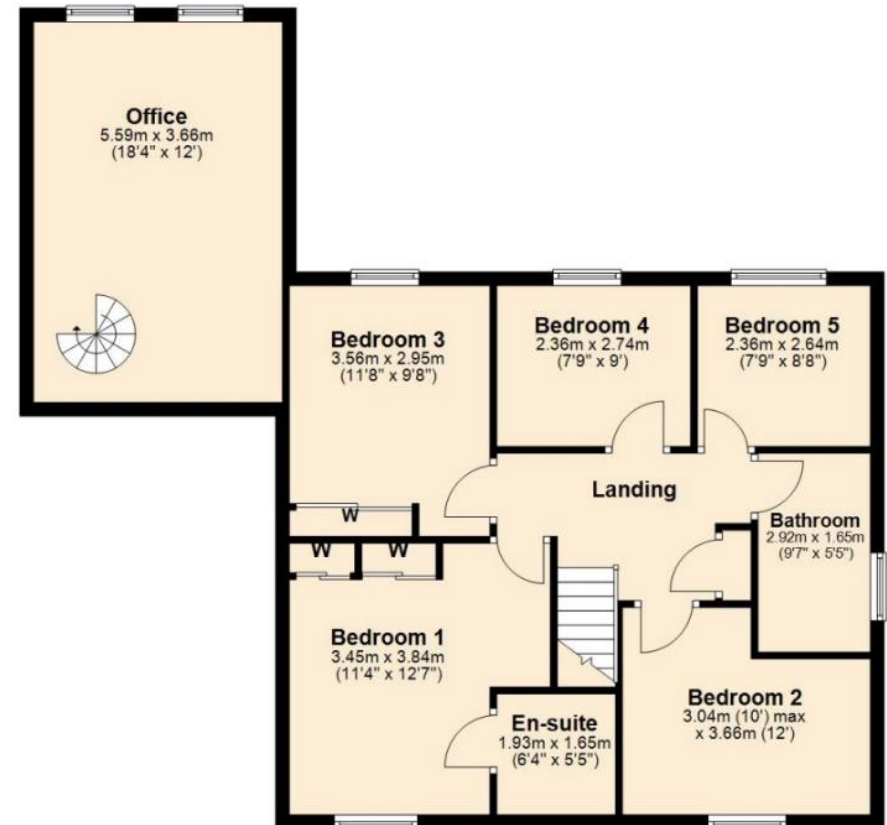
## FLOORPLAN

TOTAL AREA: APPROX. 218.2 SQ. METRES (2348.2 SQ. FEET)

Ground Floor



First Floor







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**JACKSON  
GRUNDY** | *The  
Village  
Agency*