



Tilbury Rise
East Haddon, Northampton

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



Tilbury Rise

East Haddon, Northampton, NN6 8BW

TOTAL AREA: APPROX. 190.75 SQ. METRES (2053.2 SQ. FEET)

A WELL PRESENTED AND RARELY AVAILABLE FOUR BEDROOM DETACHED FAMILY HOME WITH STUNNING ROLLING COUNTRYSIDE VIEWS TO THE REAR.

GROUND FLOOR

- ENTRANCE HALL
- CLOAKROOM
- SITTING / DINING ROOM
- FAMILY ROOM
- KITCHEN / BREAKFAST ROOM
- UTILITY ROOM

OUTSIDE

- FRONT GARDEN
- GARAGE
- STORE
- REAR GARDEN

FIRST FLOOR

- LANDING
- BEDROOM ONE
- DRESSING ROOM
- EN-SUITE
- THREE FURTHER BEDROOMS
- BATHROOM

£625,000





THE PROPERTY

The full accommodation comprises entrance hall with bespoke stairs, WC, family room, open plan 'L' shaped sitting / dining room overlooking the rear garden and views beyond.

The kitchen / breakfast room has a range of integrated appliances and breakfast table. There is also a utility room.

To the first floor the principal bedroom has a dressing room and refitted en-suite with underfloor heating. There are three further double bedrooms and a family bathroom.



Outside, the good sized front garden has a lawn and block paved driveway which leads to the double garage. The mainly lawned rear garden enjoys the fabulous views and there is an outbuilding / store which is ideal for extra storage or as a workshop.

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	Ask Agent
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band F
EPC Rating	D
Electricity Supply	Mains
Gas Supply	Mains
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Gas Heating
Parking	Parking, 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
Restrictions	Ask Agent
Obligations	Ask Agent
Rights and Easements	Ask Agent

LOCATION

East Haddon is a small village, 8 miles from Northampton, with a thriving community spirit and a variety of clubs and societies. It has a pub/hotel, The Red Lion, incorporating The Shires Cookery School which offers an extensive range of specialist classes, a church, chapel, village hall and primary school which feeds into Guilsborough Secondary School less than 4 miles away. Featured on BBC Gardeners World, Haddonstone's acclaimed show gardens are also located here in the village within Manor House gardens. The nearby villages of The Bringtons, Ravensthorpe, Spratton and Long Buckby, all of which are positioned within a 3 mile radius, provide further local amenities with the latter also having a mainline rail service to London Euston and Birmingham New Street. Access to M1 motorway Junction 18 and A5 Watling Street can be gained less than 7 miles away via the A428 Northampton to Rugby road which runs just south west of East Haddon.

IMPORTANT NOTICE

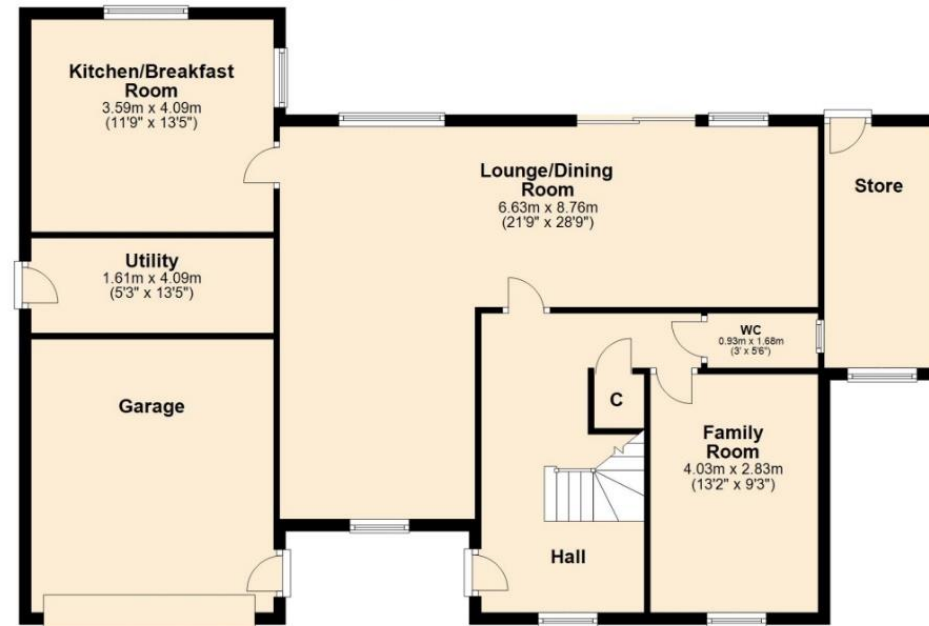
Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements,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

FLOORPLAN

TOTAL AREA: APPROX. 190.75 SQ. METRES (2053.2 SQ. FEET)

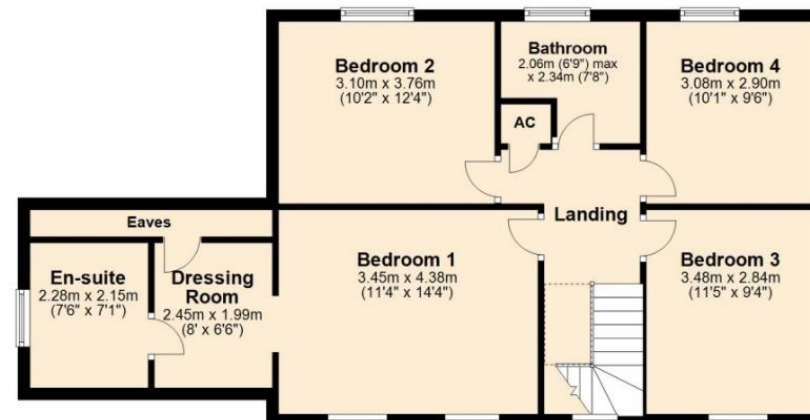
Ground Floor

Approx. 117.6 sq. metres (1265.9 sq. feet)



First Floor

Approx. 73.1 sq. metres (787.3 sq. feet)





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