



Guilsborough Road
Ravensthorpe, Northampton

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



Guilsborough Road Ravensthorpe, Northampton, NN6 8EW

TOTAL AREA: APPROX. 154.8 SQ. METRES (1666.2 SQ. FEET)

LOCATED IN THE POPULAR AND PEACEFUL VILLAGE OF RAVENSTHORPE IS THIS WELL PRESENTED AND EXTENDED FOUR BEDROOM DETACHED FAMILY HOME.

GROUND FLOOR

- ENTRANCE HALL
- CLOAKROOM
- SITTING ROOM
- STUDY
- KITCHEN / DINING ROOM

OUTSIDE

- FRONT GARDEN
- REAR GARDEN
- DOUBLE GARAGE

FIRST FLOOR

- LANDING
- BEDROOM ONE & EN-SUITE
- BEDROOM TWO & DRESSING ROOM
- BEDROOM THREE
- BEDROOM FOUR
- BATHROOM

£585,000





THE PROPERTY

The ground floor boasts a layout which is ideal for families with its sizeable porch and impressively large entrance hall. There is a cloakroom, double garage, study / playroom and sitting room with log burner and views onto the garden. The kitchen / dining room has been extended to create a fantastic family room and hub of the home with views and French doors onto the rear garden.

The first floor has also been extended and now has a principal bedroom with en-suite, bedroom two with dressing room / study, a third double bedroom and a single bedroom with fitted wardrobes. There is a four piece family bathroom.



Outside, to the front is a lawned garden with established borders and mature trees, large gravel driveway providing generous amounts of off road parking which leads to the double garage. The garage has light and power connected and has courtesy doors to both the entrance hall and rear garden. The south facing garden to the rear is beautiful and has been well manicured by the current owners. The garden is private and has a large lawned area with established meandering borders housing an abundance of plants and trees. There are multiple decking areas including one leading from the kitchen and sitting room with a Wisteria above.

EPC Rating E. Council Tax Band E.

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 E
EPC Rating	E
Electricity Supply	Mains
Gas Supply	No Gas
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Oil Heating
Parking	Double 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

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.

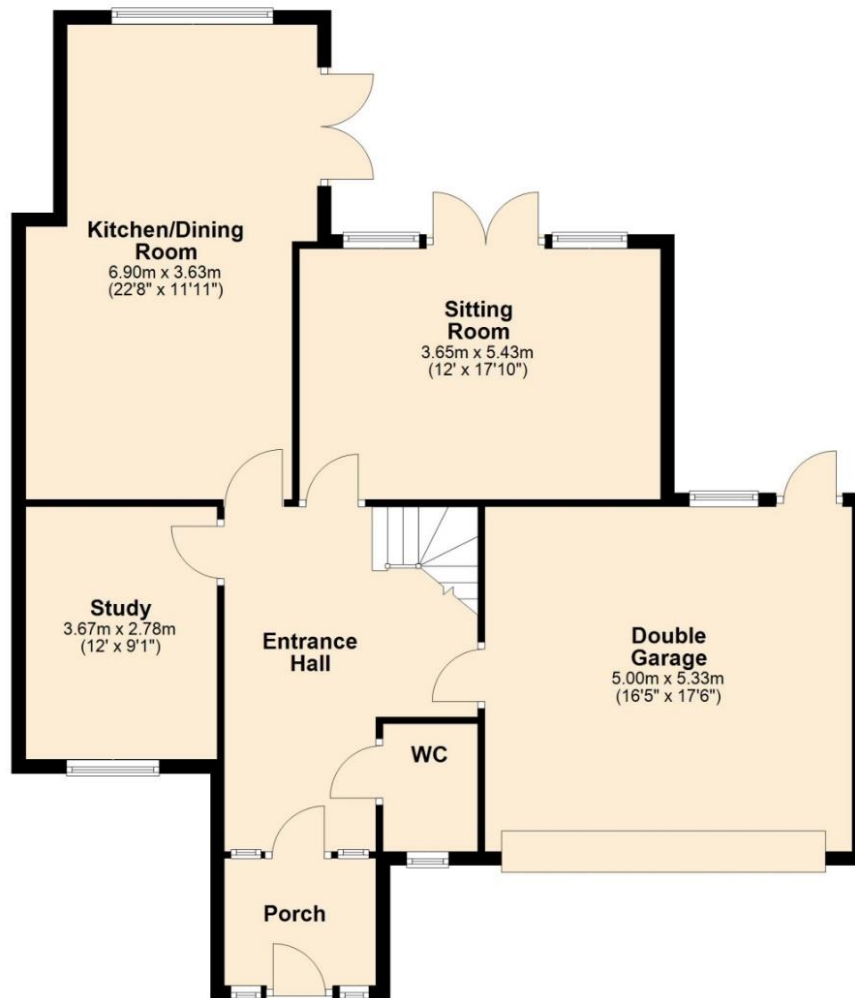
IMPORTANT NOTICE

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.

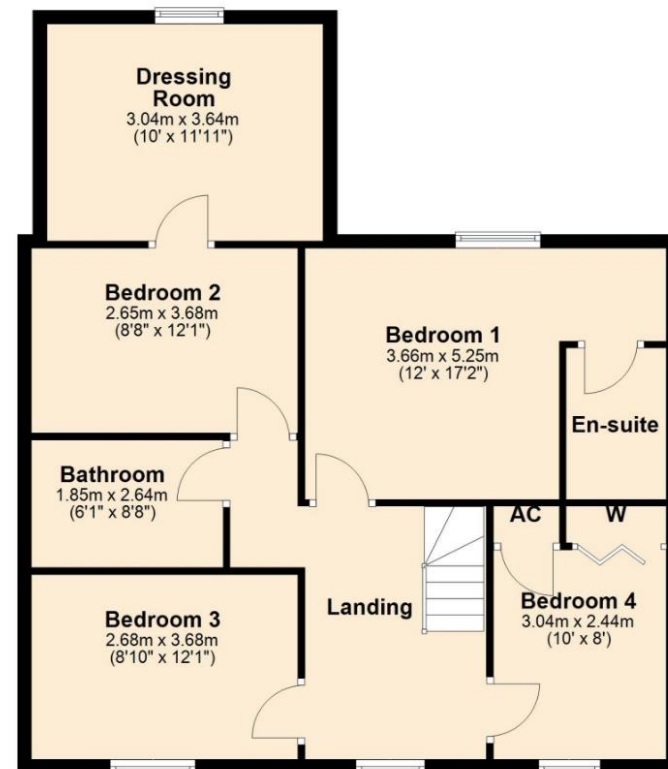
FLOORPLAN

TOTAL AREA: APPROX. 154.8 SQ. METRES (1666.2 SQ. FEET)

Ground Floor



First Floor





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