



Cherry Hill
Old, Northampton





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Old, Northampton, NN6 9EN

TOTAL AREA: APPROX. 214.71 SQ. METRES (2311.1 SQ. FEET)

A STYLISH AND BEAUTIFULLY PRESENTED FIVE BEDROOM FAMILY HOME SITUATED ON THIS EXCLUSIVE AND ESTABLISHED DEVELOPMENT ON THE EDGE OF THE VILLAGE.

GROUND FLOOR

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

OUTSIDE

- FRONT GARDEN
- REAR GARDEN
- DOUBLE GARAGE

FIRST FLOOR

- LANDING
- BEDROOM ONE (EN-SUITE)
- BEDROOM TWO (EN-SUITE)
- BEDROOM THREE
- BEDROOM FOUR
- BEDROOM FIVE
- BATHROOM

Guide Price £650,000 Freehold





THE PROPERTY

Old sits between Northampton, Kettering and Market Harborough and has a pub, community centre, village hall, recreation ground, cricket ground and Church. One mile away is Walgrave where there is a pre-school, primary school and store. Pitsford Reservoir is just two miles away and offers sailing, fishing and walks.

The property has a porch with coat / boot cupboard that leads to large hallway with space for furniture, cloakroom, sitting room with a feature fireplace and double doors to the garden, dining room (currently used as a family room) and study. The kitchen / dining room has double doors to the garden, granite work tops and a comprehensive range of built in appliances and there is a utility room.



Upstairs, bedrooms one and two has en-suite shower rooms and there are three further bedrooms and a family bathroom.

Outside, there is a good size driveway that accommodates five cars, double garage and a lovely established walled rear garden plus a courtyard area.

EPC Rating C. Council Tax Band G.

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	Band G
EPC Rating	C
Electricity Supply	Mains
Gas Supply	Mains
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Gas Central 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

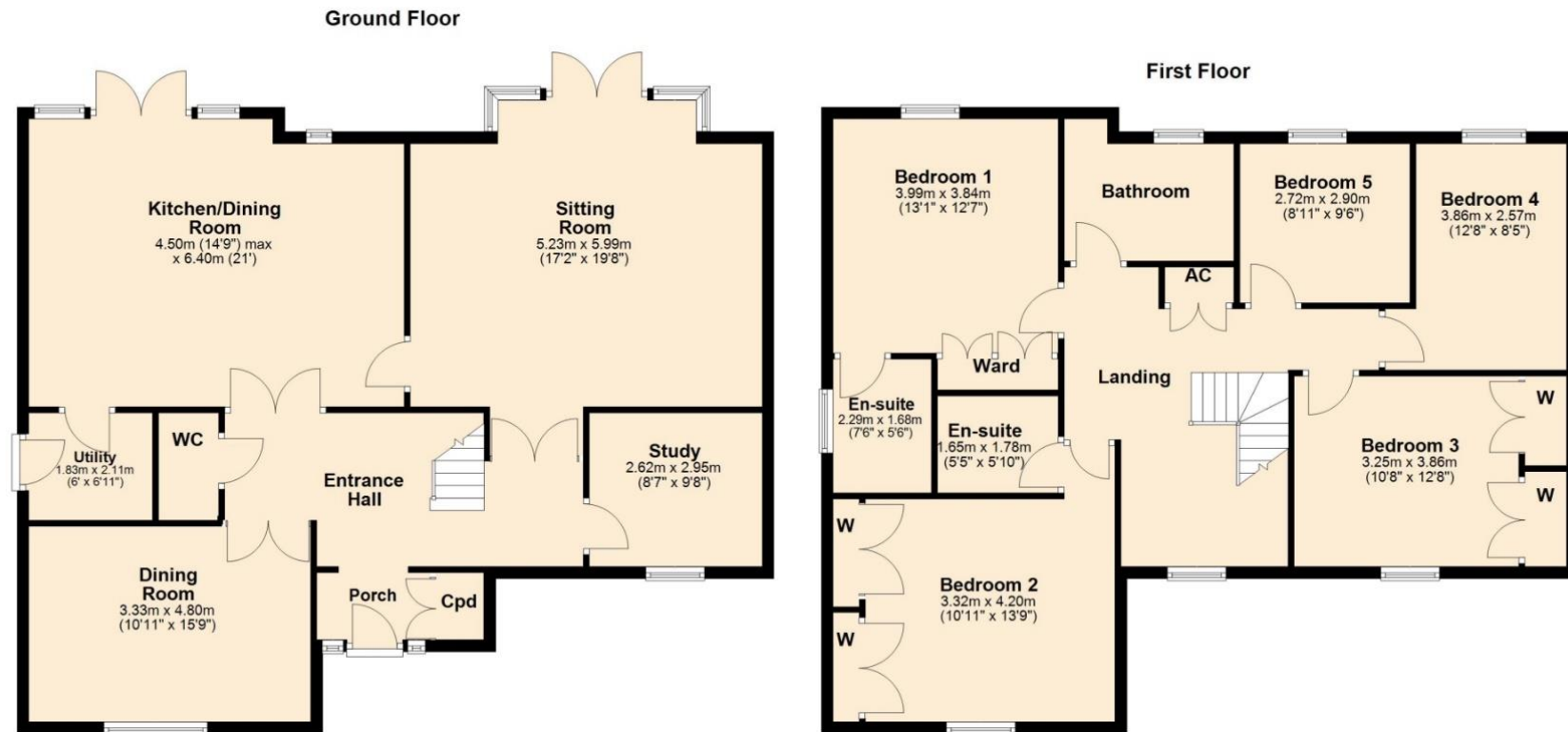
The rural village of Old has an active community of all ages supported through its parish church, local pub/restaurant, playing field and village hall. Though enjoying a countryside setting it is also well placed for transportation links with a variety of main roads nearby including A43, A508 and A14 the latter of which links to both the M1 and M6 at Catthorpe interchange. A regular bus service between Northampton (10 miles) and Kettering (6.6 miles) operates through the village and allows residents to access the larger services, shopping facilities and mainline train services offered by these two towns. Further local amenities and services including primary school and doctor's surgery can be found in the neighbouring villages of Walgrave (1.3 miles) and Brixworth (3.5 miles) between which lies the tip of Pitsford Reservoir which has a designated nature reserve, country park and café and offers sailing, fishing and walking facilities.

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. 214.71 SQ. METRES (2311.1 SQ. FEET)





☎ 01604 624900

🌐 www.jacksongrundy.com

✉ thevillageagency@jacksongrundy.co.uk

📘 📷 @jacksongrundyestateagents

**JACKSON
GRUNDY** | *The
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Agency*