



Bridle Path

Brafield On The Green, Northampton

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



Bridle Path

Brafield On The Green, Northampton, NN7 1BP

TOTAL AREA: APPROX. 157.1 SQ. METRES (1690.5 SQ. FEET)

NESTLED IN THE HIGHLY SOUGHT AFTER VILLAGE OF BRAFIELD-ON-THE-GREEN, THIS BEAUTIFULLY PRESENTED FOUR/FIVE BEDROOM DETACHED HOME OFFERS THE PERFECT BALANCE OF TRADITIONAL COUNTRY CHARM AND CONTEMPORARY STYLE.

GROUND FLOOR

- ENTRANCE HALL
- SITTING ROOM
- KITCHEN / DINING ROOM
- CONSERVATORY
- STUDY / BEDROOM FIVE
- BEDROOM FOUR
- BATHROOM

OUTSIDE

- FRONT GARDEN
- DOUBLE GARAGE
- REAR GARDEN

FIRST FLOOR

- THREE BEDROOMS
- SHOWER ROOM

£605,000 Freehold





THE PROPERTY

With its characterful ironstone exterior, elegant interiors, and thoughtfully landscaped gardens, the property provides an inviting sanctuary that is as practical for family living as it is impressive for entertaining.

Approached via a spacious private driveway with parking for up to four vehicles and a double garage, the home immediately makes a lasting impression with its warm stone façade and welcoming atmosphere.

Once inside, the versatile and well planned layout unfolds seamlessly. The cosy sitting room, complete with a wood-burning stove, provides a perfect retreat on winter evenings, while the study or optional fifth bedroom adds flexibility for modern lifestyles, whether used as a home office, guest room, or hobby space.

The heart of the home is the stunning refitted kitchen/dining room. Designed with both function and style in mind, it features quartz worktops, a central island, and high-quality integrated appliances. This space opens effortlessly into a light filled orangery, where floor to ceiling windows frame garden views and create a natural flow into the outdoor living area. Together, these rooms form a superb social hub ideal for family gatherings and dinner parties alike.

The ground floor also benefits from a generously sized fourth bedroom with fitted wardrobes and a modern, fully tiled family bathroom, making it an excellent option for guests or multi-generational living.

Upstairs, three further bedrooms continue the sense of comfort and style, with two enjoying fitted wardrobes for additional storage. The sleek, refitted shower room completes the accommodation with a contemporary finish.

Outside, the landscaped wrap around garden is a true highlight. Designed to provide year round enjoyment, it features a large patio with garden lighting - perfect for al fresco dining and evening relaxation - along with neatly laid artificial lawn, decked and gravelled areas. The layout creates a private and tranquil environment for both entertaining and quiet moments of reflection.



Brafield-on-the-Green is a picturesque village offering a strong sense of community, local amenities, and access to scenic countryside walks right on the doorstep. With excellent transport links and to nearby Northampton and Bedford, the location ensures convenience without sacrificing the charm of rural living.

This property represents a rare opportunity to acquire a home that blends timeless character, modern comfort, and a highly desirable village lifestyle - all ready for its next owners to move in and enjoy.

EPC Rating C. Council Tax Band E.





MATERIAL INFORMATION

Type	Detached
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band E
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	Ask Agent
EV Charging	Ask Agent
Accessibility	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 parish of Brafield-on-the-Green lies 4¼ miles south east of Northampton and is bisected by the A428 Northampton to Bedford road. Village amenities include a shop, post office, petrol station, restaurant, working men's club, day nursery, hair salon and village hall as well as several clubs for leisure pursuits, 11th century church, though perhaps the most notable local attraction is the speedway circuit just outside the village itself. Primary school education is provided for in the village of Denton, just over a mile south of Brafield itself, with secondary education at Wollaston. A regular bus service runs to both Bedford and Northampton, the latter of which has a mainline train station to both Birmingham New Street and London Euston. Additionally, Junction 15 of the M1 can be accessed just seven miles away via the A428 and A45 Northampton ring roads.

IMPORTANT NOTICE

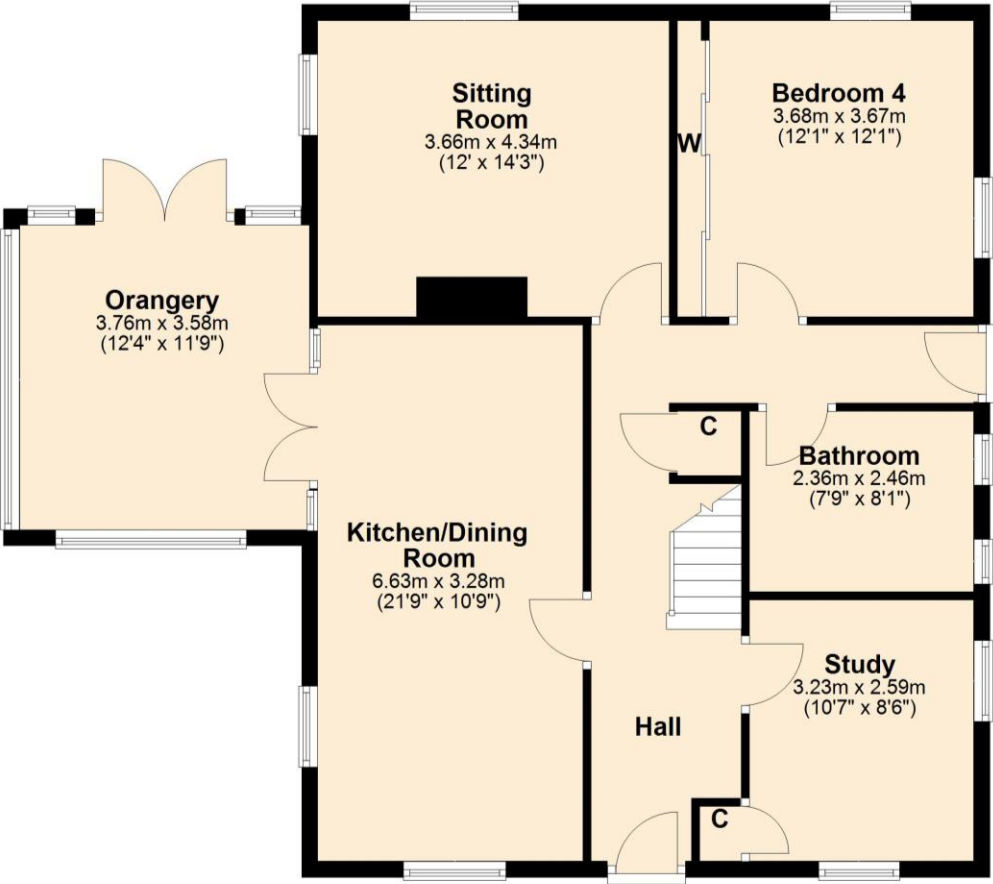
Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements,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

FLOORPLAN

TOTAL AREA: APPROX. 157.1 SQ. METRES (1690.5 SQ. FEET)

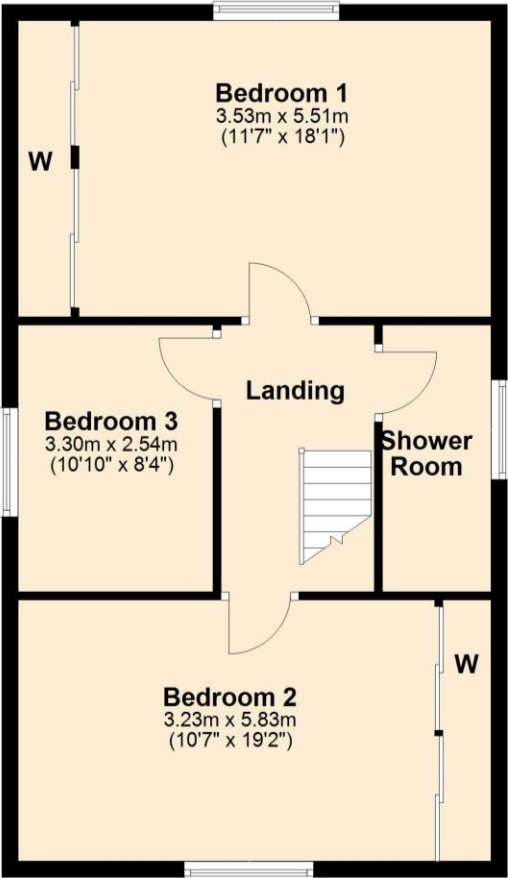
Ground Floor

Approx. 96.5 sq. metres (1038.4 sq. feet)



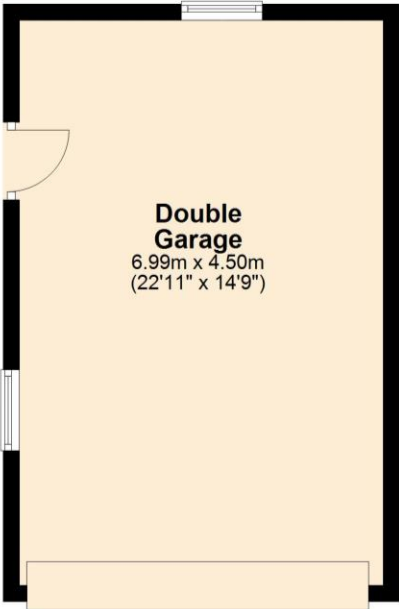
First Floor

Approx. 60.6 sq. metres (652.1 sq. feet)



Garage

Approx. 0.0 sq. metres (0.0 sq. feet)





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