



Southfields Cottage, Billing Lane, Overstone, Northamptonshire, NN3 5DB

HOWKINS &
HARRISON

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Guide Price: £695,000

An attractive late 19th century detached family home offering improved and modernised living accommodation occupying beautifully tended gardens with a detached annexe/home office in a semi-rural location affording views over Overstone golf course.

Features

- Impressive detached period home
- Sitting room & study
- Refitted kitchen/breakfast room with island
- Dining room & utility
- Master bedroom with en-suite
- Three further bedrooms
- Double garage & ample parking
- Beautifully tended garden
- Detached annexe/home office
- Stunning views over Overstone golf course



Location

Located on Billing Lane approximately 6 miles east of Northampton, offering good road links to the A43, A45 dual carriageway and M1 Junction 15, both Northampton and Wellingborough station service main line trains to London Euston and St Pancras within one hour. Shopping facilities can be found at Weston Favell shopping centre within a short distance, Sywell reservoir and Pitsford reservoir offering sailing and fishing. Billing Lane runs adjacent to Overstone Park golf club which has a leisure pool, gym and 18 hole golf course, of which the property overlooks the fairways.



Ground Floor

The accommodation is entered through a UPVC composite door into the hall where there are polished floor tiles which continue into the kitchen, stairs rise to the first floor accommodation and doors off to the cloakroom and study. A light and airy sitting room with a dual aspect features a fireplace, original oak ceiling beam and sliding patio doors to the rear garden. An impressive and recently refitted kitchen/breakfast room has a range of modern high gloss cabinets, granite working surfaces incorporating a sink unit, fridge/freezer, dishwasher and twin ovens, and the island has an induction hob with extractor hood and seating area. Bi fold doors lead out to the gardens and the dining room is now incorporated to provide an open plan entertaining area that also has direct access to the rear garden from sliding patio doors. The utility room has a range of fitted cabinets, working surface, sink unit, plumbing for washing machine, floor standing gas fired boiler and door to rear garden.

First Floor

The first floor has four bedrooms with the master bedroom having built in wardrobes and a four piece en-suite bathroom suite, three further bedrooms of which two enjoy far reaching views across Overstone golf course and a four piece family bathroom suite.





Outside

Outside there is ample parking for several vehicles as well as a double garage.

The beautifully tended gardens wrap around the property and are mainly lawned with an abundance of mature planting. A good size raised decked and covered seating area with a large koi pond and cascading waterfall makes the perfect retreat. Directly to the rear of the garage is a large entertaining patio area offering ample space for alfresco dining.

In addition, there is a very useful detached brick built home office/annexe that offers several uses and comes with a kitchen, shower room and main room with a vaulted ceiling and burner.





Viewing

Strictly by prior appointment via the selling agents
Howkins & Harrison. Tel: 01604-823456

Fixtures and Fittings

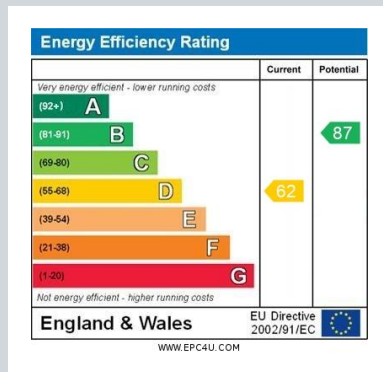
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

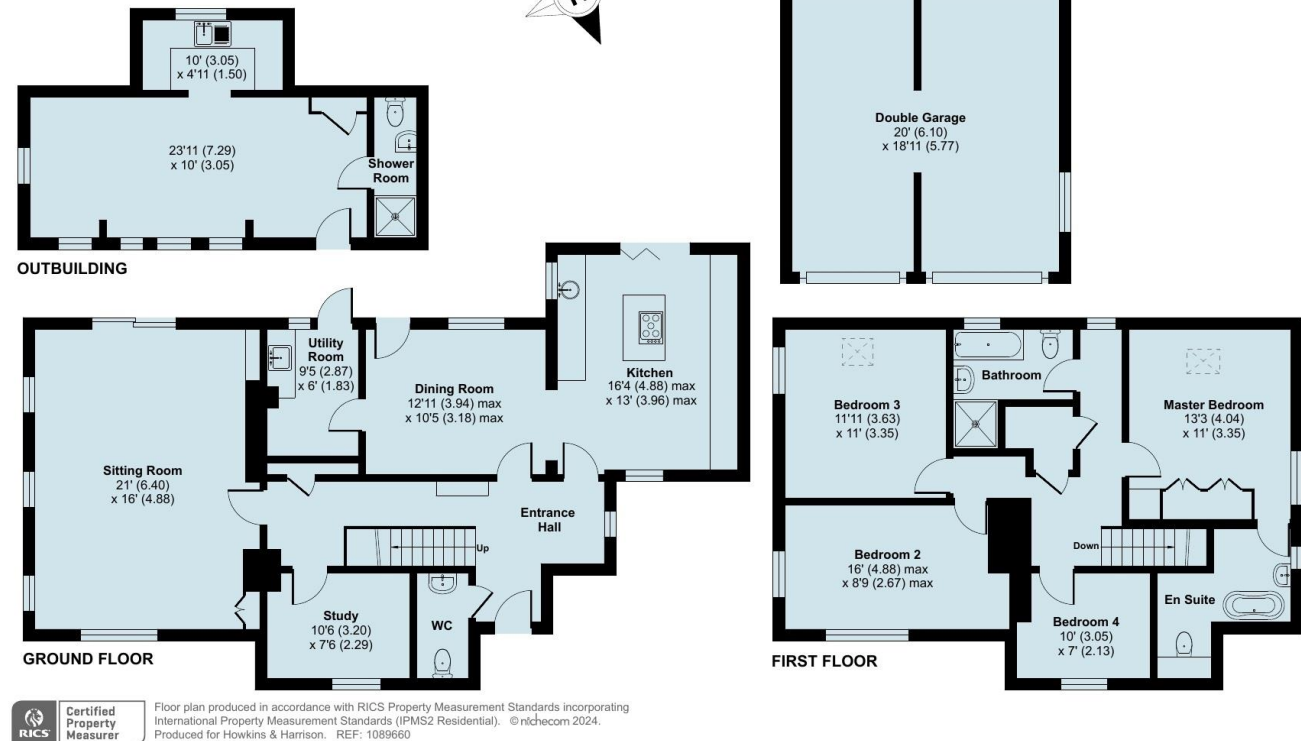
West Northamptonshire Council
Tel:0300-126700
Council Tax Band - F



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Approximate Area = 1822 sq ft / 169.2 sq m
Garage = 380 sq ft / 35.3 sq m
Outbuilding = 330 sq ft / 30.6 sq m
Total = 2532 sq ft / 235.1 sq m

For identification only - Not to scale



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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