



Tuffley House, 34 High Street, Ravensthorpe, Northants, NN6 8EH

HOWKINS &
HARRISON

Tuffley House, 34 High Street,
Ravensthorpe, Northants,
NN6 8EH

Guide Price £515,000

An extended and altered four bedroom detached family home occupying a prominent and elevated position in the sought after village of Ravensthorpe offering generously proportioned family living and attractive professionally landscaped gardens.

Features

- Extended detached home
- No upward chain
- Sitting room
- Family room overlooking the garden
- Dining room
- Hand crafted kitchen/breakfast room
- Utility & cloakroom
- Four double bedrooms
- Ensuite to master
- Well tended gardens & ample parking



Location

The popular and sought after village of Ravensthorpe lies approximately mid way between Northampton and Rugby, accessed via the A428. The village itself has a public house, The Chequers, playing field, church, pocket park and woodland. Also within a short distance is the reservoir and education is available in Guilsborough and East Haddon. Train links can be found at Northampton and Rugby as well as Long Buckby to London Euston and Birmingham New Street.



Outside

The front of the property has lawned gardens and mature planting with ample off road parking and driveway for several cars, pedestrian side access to the rear garden which houses the oil tank and boiler.

The attractive landscaped rear garden has a paved terrace, lawned gardens with an abundance of mature planting enclosed by wooden fencing, a water feature and a deep raised herbaceous planted area across the foot of the garden with a large shed of 16ft x 8ft to the side of the house.



Ground Floor

The generous ground floor accommodation has doors off to all principal rooms as well as the cloakroom, stairs that rise to the first floor accommodation with an understairs cupboard and further storage cupboard. A good size sitting room where there is a feature fireplace and double doors into a generous family room which extends across a majority of the rear of the property with UPVC sliding patio doors overlooking and leading onto the rear garden. An impressive kitchen/breakfast room has a range of handcrafted cabinets, working surfaces incorporating a sink unit, a gun metal grey coloured four oven oil fired Aga set into a brick built surround, elevated views to the front on the high street and partial far reaching views beyond, dishwasher and fridge as well as an occasional cooker for the summer months. UPVC door to the side of the house and door into the dining room. There is a good size utility room that has fitted cabinets, working surfaces incorporating a sink unit, plumbing for washing machine, space for dryer, double cloaks cupboard a further storage cupboard and UPVC door to rear.

First Floor

The first floor has four double bedrooms with the master bedroom having modern fitted wardrobes, matching dressing table and bedside cabinets as well as a refitted en-suite shower room with a power shower to the cubicle, vanity wash hand basin unit and WC, the three further double bedrooms all come with built in wardrobes and a family bathroom with a power shower over the bath, wash hand basin, WC and fully tiled walls and floor.

Viewing Arrangements

Strictly by prior appointment via the 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.

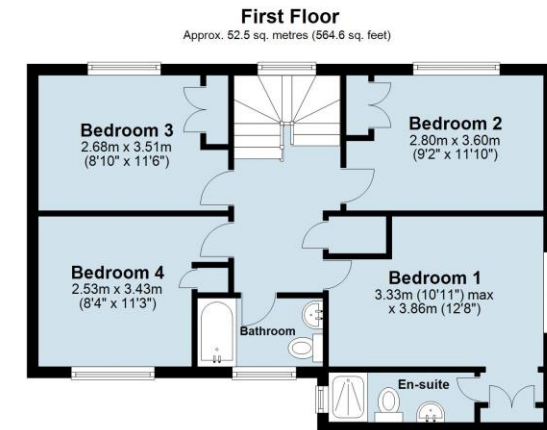
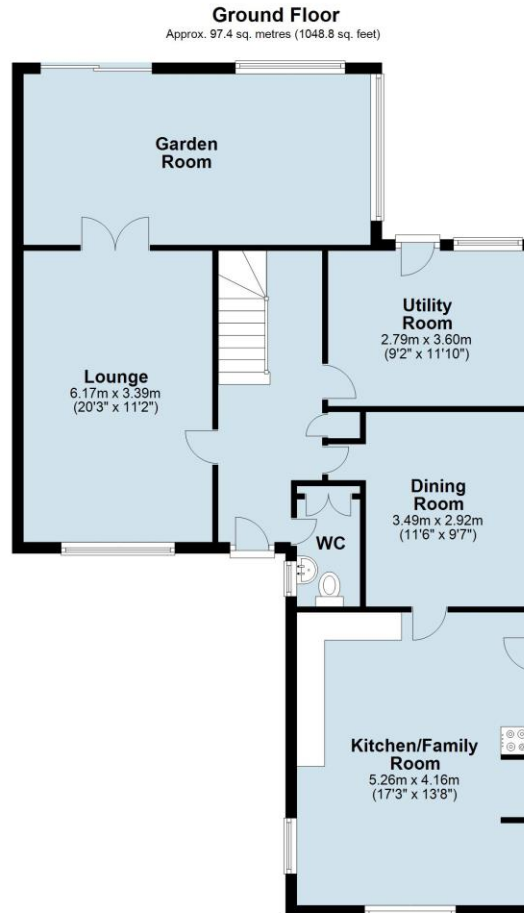
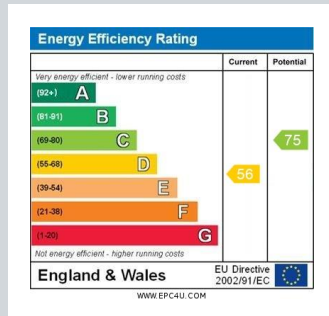
Services

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. Daventry Area
Tel: 0300-1267000

Council Tax Band- F



Total area: approx. 149.9 sq. metres (1613.4 sq. feet)

Howkins & Harrison

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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.