



Orchard House, 24 High Street, Collingtree Village, Northamptonshire, NN4 0NE

HOWKINS &
HARRISON

Orchard House, 24 High Street,
Collingtree Village,
Northamptonshire, NN4 0NE

Guide Price: £700,000

An outstanding and individually constructed detached family home offering immaculately presented and well appointed split level accommodation occupying a prominent position in the heart of Collingtree village.

Features

- Individually built detached family home
- Sitting room with fireplace
- Garden room with vaulted ceiling
- Dining room & study
- Modern kitchen/breakfast room & utility
- Impressive master bedroom with en-suite
- Guest bedroom with en-suite
- Two further double bedrooms
- Family Bathroom
- Landscaped gardens
- Double garage



Location

Collingtree Village is situated to the southern fringes of Northampton. Within the village there is the Wooden Walls Public House, Parish Church, tennis/cricket club, Church of England primary school, and a Nursery. There are train services from Northampton into London Euston with journey times of around 1 hour, along with services to London from Milton Keynes with journey times of around 35 minutes. Collingtree is well placed for easy access to the M1 motorway with both junctions 15 and 15A being nearby. On the outskirts of the village are the Collingtree Park Golf Course and Restaurant and the Hilton Hotel which also has a fitness club.



Ground Floor

The accommodation is entered through a modern Upvc composite door into the hall where there are feature exposed brick walls and quality parquet flooring which continues into a dining area and the study which has a hand crafted and painted book case to one wall and further cupboard, stairs rising to the sitting room and garden room and there is a door off to the cloakroom. A well appointed and quality fitted "Mobalpa" kitchen with a range of high gloss modern cabinets and granite working surfaces, quality appliances include "De Dietrich" induction hob, "Neff" double oven, microwave/oven and steaming oven, further appliances include a dishwasher, wine cooler and fridge/freezer, floor tiles and a UPVC door to the rear garden. The utility room has a range of modern cabinets, working surface, sink unit, plumbing for washing machine and integrated freezer, Worcester gas fired boiler and courtesy door into the double garage. The sitting room has a feature brick built fireplace with "Firefox" burner, the adjoining garden room is a wonderful addition with a vaulted ceiling, UPVC French doors onto the gardens and "Pro Touch" underfloor heating.





First Floor

The first floor has a feature exposed brick wall, linen cupboard, doors off to three double bedrooms and a family bathroom on this level and further stairs rising to the guest bedroom. An impressive master bedroom has fitted wardrobes to one wall and feature painted panelling walls, a well appointed en-suite bathroom with jacuzzi bath, shower cubicle, vanity unit wash hand basin, WC and useful store cupboard, two further double bedrooms and well appointed family bathroom suite with an oval shaped free standing bath, shower cubicle, vanity wash hand basin and WC. The guest bedroom has an impressive en-suite shower room with cubicle, vanity unit wash hand basin and WC.

Outside

A driveway provides parking with an EV charging point and double garage with two electric roller doors, a pathway with established planting leads to the front door and pathway that continues around to the side of the property which is enclosed by a stone built boundary wall.

The landscaped rear garden has an abundance of established planting, paved patio with steps up to a lawned garden with deep stocked borders and a wooden pergola.





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.

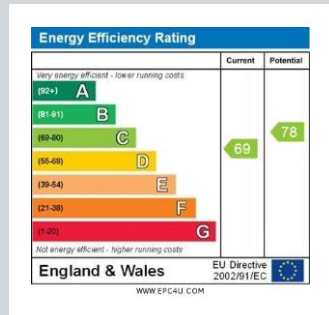
Services

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

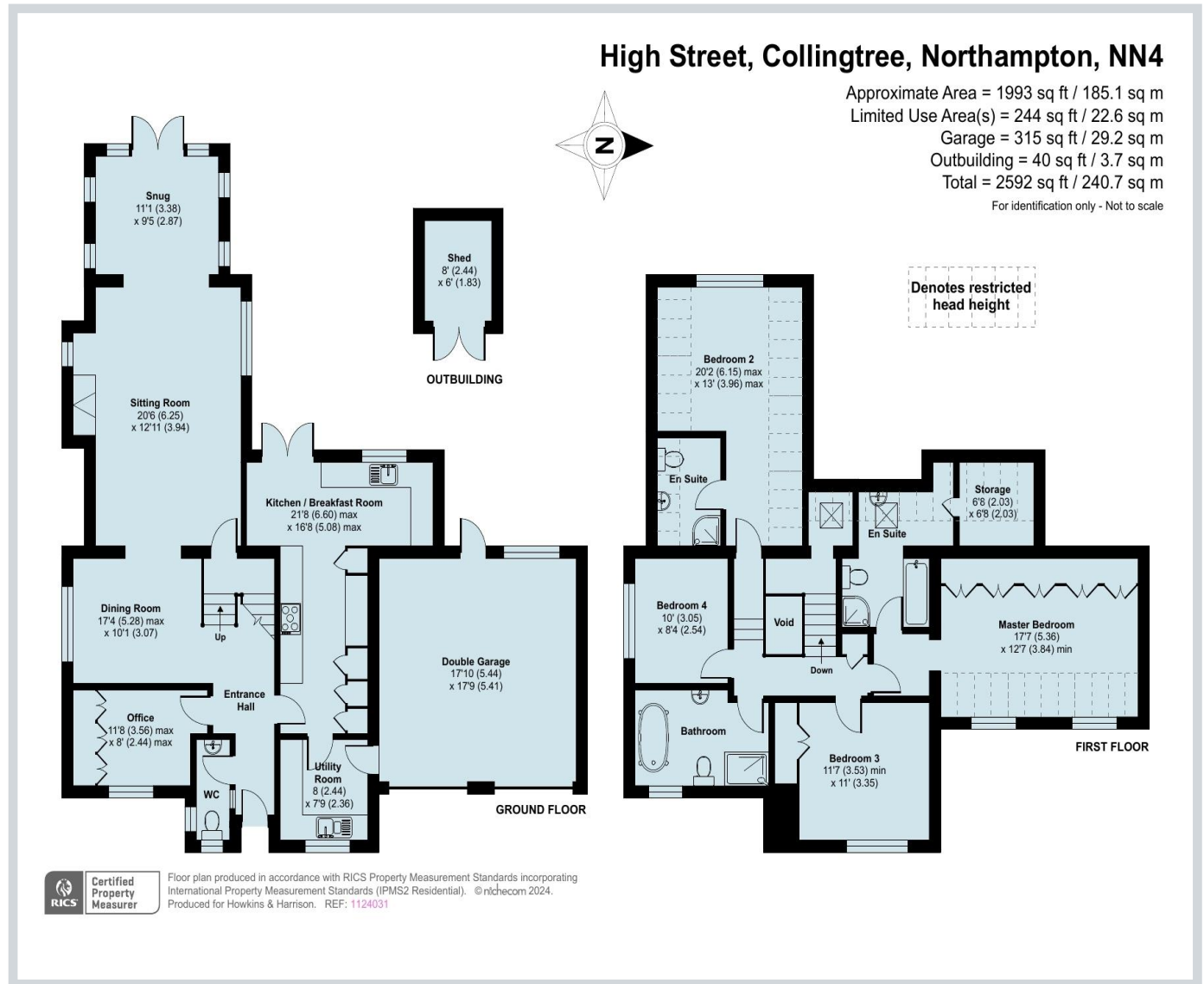
Council Tax Band - F



Howkins & Harrison

14 Bridge Street, Northampton NN1 1 NW

Telephone 01604 823456
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
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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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