



2 The Old Brickyard, West Haddon, Northamptonshire, NN6 7GP

HOWKINS &  
HARRISON

2 The Old Brickyard,  
West Haddon,  
Northamptonshire, NN6 7GP

Guide Price: £650,000

A beautifully presented, four bedroom executive property with double garage. Located in a peaceful, private cul de sac of just five properties, this family home further benefits from generously proportioned rooms, an enclosed rear garden and is within walking distance of local amenities.

#### Features

- Sought after Northamptonshire village
- Spacious kitchen/Dining room
- Integral double garage with utility
- Two reception rooms
- Log burner
- Engineered oak flooring
- Underfloor heating to the kitchen/diner
- Walled garden
- En-suite to principal bedroom
- New Worcester Bosch gas boiler installed 2022 – still under warranty



## Location

The popular village of West Haddon has a comprehensive range of local amenities which include a village store, church, tennis and cricket club, playing fields with football pitches and three public houses, two of which include restaurants. The village is well placed for the commuter with the M6 motorway beginning at junction 18 of the M1 and the A14 being approximately five miles from the village. Rugby Station offers frequent rail services to London and Birmingham with Rugby to London Euston taking just under 50 minutes. Additional train services are also available from Northampton and the nearby village of Long Buckby. There are two childcare nurseries and schooling is well served in the area with a highly regarded primary school within the village itself, which offers wrap-around and holiday care, and secondary education provided at Guilsborough Academy. West Haddon is also within the Warwickshire Eastern Priority Circle providing access to the Rugby Grammar Schools Lawrence Sheriff and Rugby High School.



## Ground Floor

The front door opens to a particularly spacious entrance hall with engineered oak flooring which extends through to the study and sitting room. The sitting room is of generous proportion and accessed via double doors from the hallway, with the focal point of the room being an attractive log burner inset into the chimney breast, with tiled hearth and wooden surround. There are dual aspect windows, which flood the room with natural light, white Victorian style column radiators and French doors providing access to the rear garden. Further double doors lead to the kitchen/breakfast room, which can also be accessed from the hall, and is fitted with a variety of cream shaker style wall and base cabinets with attractive quartz work surfaces over. There are numerous storage solutions including cutlery and pan drawers and glass display cabinets. A complementing centre island unit with oak work top provides a seated breakfast bar area and further storage. Integrated appliances include an induction hob with extractor fan over, double electric oven and grill, fridge/freezer and dishwasher. There is natural slate flooring with underfloor heating throughout the open plan kitchen/diner, dual aspect windows and French doors to the garden, as well as a door to the double garage which is fitted with further wall and base cabinets and has space and plumbing for a washing machine and tumble drier. The cloakroom has slate tiled flooring, tongue and groove wall panelling, WC and wash hand basin. A study with engineered oak flooring completes the ground floor.





## First Floor

From the landing, doors provide access to four spacious bedrooms, all fitted with engineered oak flooring, and the family bathroom. The master bedroom has fitted wardrobes to one wall and an attached en-suite fitted with a WC with wall mounted flush, a walk-in shower with separate handheld shower and a wall hung wash hand basin with glass shelf and fitted mirror storage, finished with attractive tiling. There are three further double bedrooms, two of which have fitted wardrobes. Bedroom three is accessed via an inner hall which has a useful airing cupboard. The family bathroom, fitted with limestone tiling to the floor and splash back areas, features a bath with shower and handheld shower over, a wall mounted wash hand basin with fitted mirror above and WC.



## Outside

A block paved driveway provides parking for several vehicles in front of a double garage. The front garden is mainly laid to lawn with an established border planted with shrubs. Further block paving extends across the front and to the side of the property and leads to a gate, providing access to the rear garden which is also mainly laid to lawn with established flower borders and is enclosed with a brick-built rear wall and close board fencing.





## Viewing

Contact [Tel:01788-564666](tel:01788-564666).

## Fixtures and Fittings

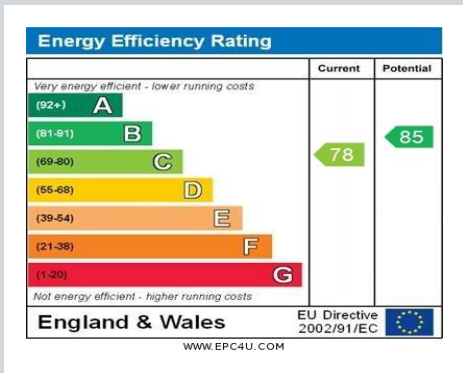
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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 126 7000.  
Council Tax Band – G.



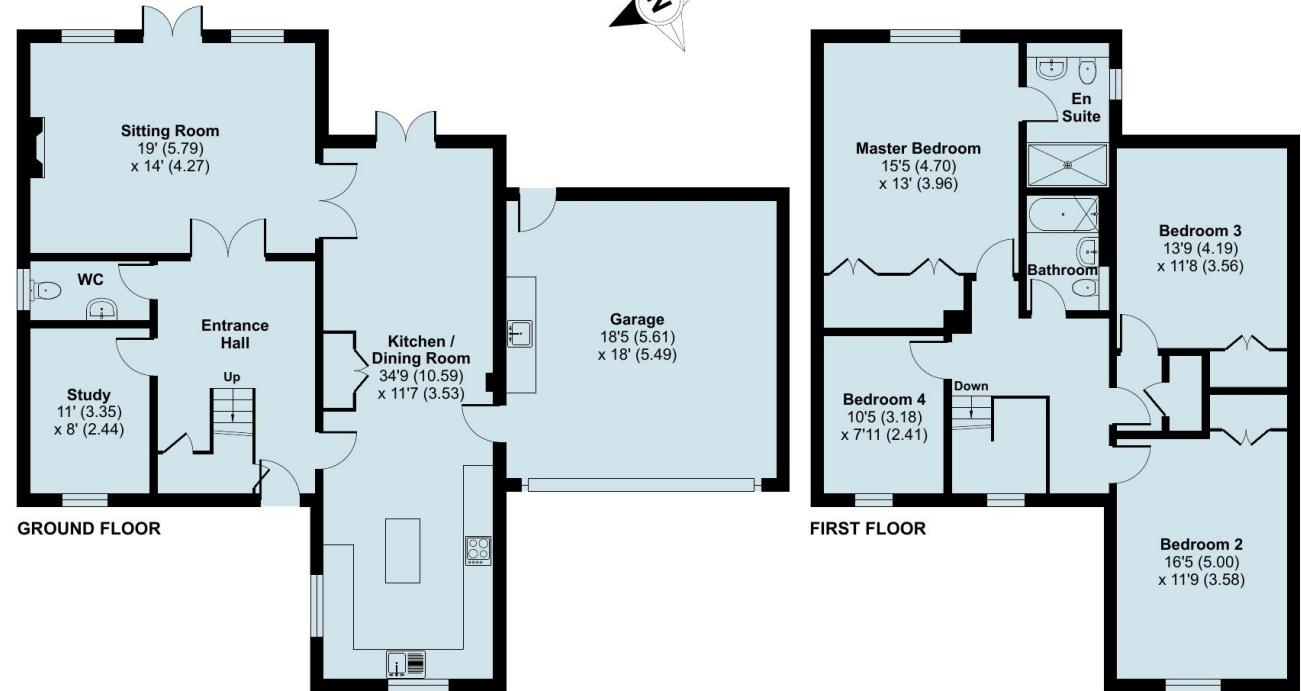
## The Old Brickyard, Northampton, NN6

Approximate Area = 1964 sq ft / 182.5 sq m

Garage = 333 sq ft / 30.9 sq m

Total = 2297 sq ft / 213.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2024. Produced for Howkins & Harrison. REF: 1109370

## Howkins & Harrison

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