



1 Hillside, West Haddon, Northamptonshire, NN6 7BP

HOWKINS &  
HARRISON

1 Hillside, West Haddon,  
Northamptonshire,  
NN6 7BP

Guide Price: £575,000

A well presented four bedroom detached property situated in an elevated position in a quiet cul-de-sac, sitting on a large corner plot in the popular village location of West Haddon with countryside views, offering versatile split level accommodation.

### Features

- Sought after Northamptonshire village
- Four bedroom split level detached home
- Spacious kitchen/Dining room
- Integral double garage with utility
- Two reception rooms
- Three bathrooms and ground floor cloakroom
- Log burner
- Engineered oak flooring
- Private south facing rear garden
- En-suite to principal bedroom
- New Viessmann gas boiler installed in 2022 – still under warranty
- Electrical vehicle charging point



## 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 property opens into a spacious entrance hall fitted with wooden flooring, with doors leading through to the kitchen and dining room. The kitchen is fitted with a large range of eye level and base units including a breakfast bar and built-in cooking appliances, comprising of an electric double oven, a five ring gas hob with an extractor fan over. From the kitchen a door leads through to a large utility room fitted with storage cupboards with space for a washing machine and tumble dryer. A door provides access to the rear garden. The cloakroom and the ground floor master bedroom are located off the utility room, with the master bedroom being fitted with a built-in wardrobe and an en-suite shower room fitted with a WC, wash hand basin and a corner shower cubicle with sliding glass doors. A double garage is also accessed via the kitchen and houses the gas boiler and electric vehicle charging point along with a handy storage cupboard to the rear of the garage.

The property is split level with the sitting room, bedroom four/office and the shower room accessed via four steps down from the main entrance hall, leading to an inner hall with doors through to the lower ground floor rooms. The sitting room is fitted with double doors opening onto the rear garden and features a wood burning stove which provides a focal point to the room. Bedroom four, currently being used as an office, is situated to the front aspect. The shower room is situated off the inner hall and is fitted with a white suite comprising of a corner shower cubicle with glass sliding doors, WC and wash hand basin inset into a vanity unit with storage.



## First Floor

The first floor comprises of two double bedrooms. Bedroom two benefits from a wide range of built-in wardrobes, drawers and a dressing table. A window overlooks the rear garden and boasts views of the open countryside beyond. Bedroom three to the front of the property also has a built-in wardrobe. The family bathroom is fitted with a white suite comprising of a WC, wash hand basin and a P shaped bath with a shower over and a glass shower screen and fitted vanity units.

## Outside

The property sits on a large corner plot with a large driveway to the front which accommodates several vehicles. A large front garden is mostly laid to lawn with trees and mature hedging. A pathway leads round to the rear garden with a storage shed and a vegetable garden. The main garden is private and south facing enclosed by mature hedging and fencing, planted with a wide range of mature shrubs and paved patio areas. A further decked area allows for further shaded seating.



## Viewing

Strictly by prior appointment via the selling agents. Contact  
Tel:01788-564666.

## Fixtures and Fittings

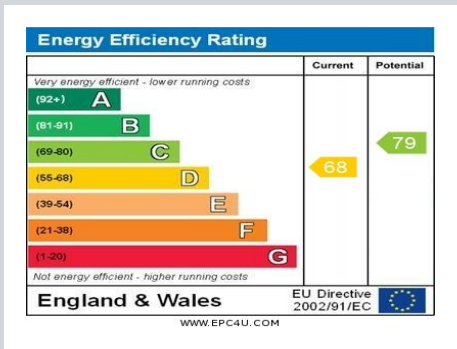
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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:0300-126700.  
Council Tax Band – F.



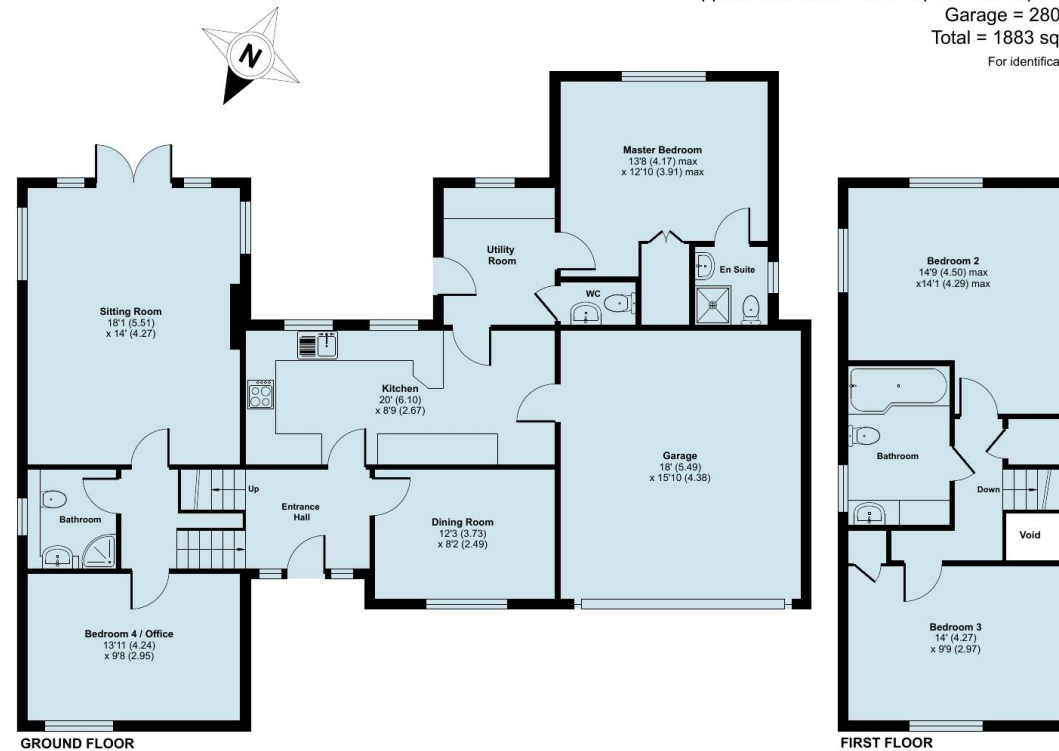
## West Haddon, Northampton, NN6

Approximate Area = 1603 sq ft / 148.9 sq m (excludes void)

Garage = 280 sq ft / 26 sq m

Total = 1883 sq ft / 174.9 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). © ricscom 2024.  
Produced for Howkins & Harrison. REF: 1122135

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