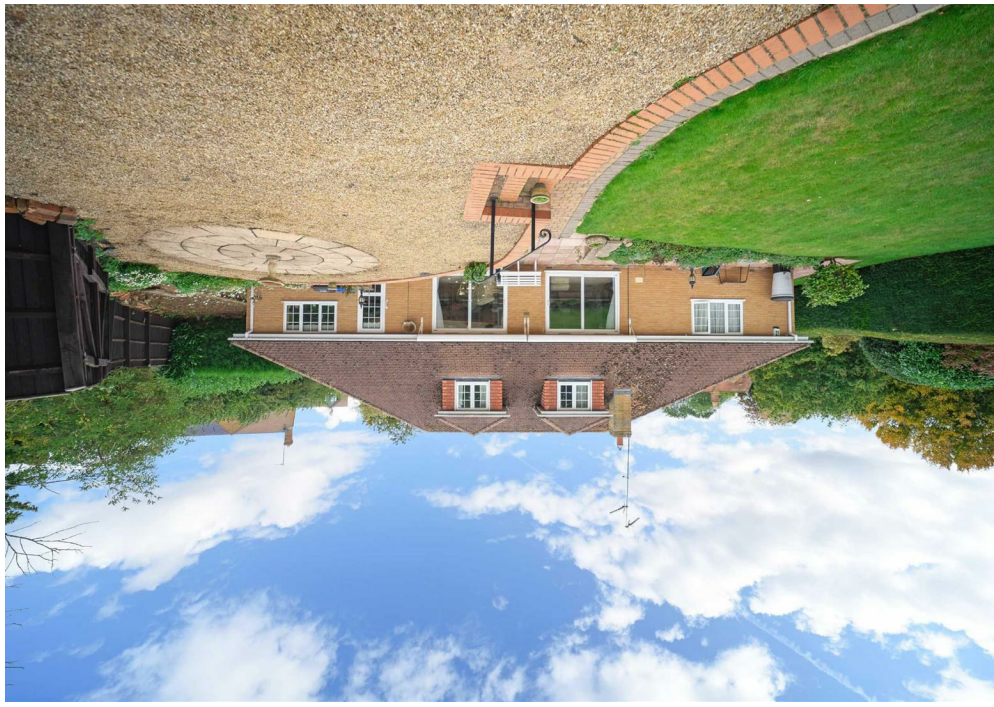


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GREENER **Country** HOUSES & COTTAGES



ESTATE AGENTS



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Langham, Church Lane, Church Brampton, Northampton, Northamptonshire, NN6 8AT

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This fine individual detached chalet style property is located in private south facing gardens of approximately 1/4 of an acre in the heart of the high premium village of Church Brampton. The house was designed by the former owners and constructed in 2003 extending to approximately 2,200 square feet with two bedroom suites on the ground floor and a further very large bedroom suite on the first floor, this room was designed to be divided to create two bedrooms if required. In addition there is a spacious reception hall, a 27 ft long lounge, kitchen/breakfast room and dining room. Externally there is a double garage, extensive off road parking space and lawned gardens bounded by established fencing and mature Yew and Laurel hedging giving an excellent degree of privacy.

Price £750,000 Freehold

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

17'00" x 14'04"

Approached through a composite front door, this spacious central hall has a vaulted ceiling and the stairs rise to a galleried landing. There is an understairs study area and doors lead to the principle reception rooms and also give internal access to the garage.



LOUNGE

27'08" x 15'00"

A light and spacious south facing room approached through panel glazed doors from the reception hall and with twin sliding patio doors opening to the rear terrace and garden. There is an open hearth fireplace with a brick surround over a cast iron log burner with Oak mantle, shelved recesses either side. There is a TV point and door leading to:-



KITCHEN/BREAKFAST ROOM

14'10" x 11'00"

The kitchen is fitted with light oak floor and wall cabinets with laminated working surfaces incorporating one and half bowl ceramic sink with mixer tap. There is a Hotpoint cooker with oven and grill and four place gas hob beneath a concealed cooker hood. The kitchen has plumbing for automatic dishwasher and washing machine, there is a window and door opening to the rear garden. An archway leads to:-



DINING ROOM

14'09" x 10'06"

With a two casement window to the side elevation this room has a coved ceiling and a door leading back to the reception hall.



INNER HALL

19'04" x 4'00"

Located in the centre of the property and giving access to:-

MASTER BEDROOM SUITE



BEDROOM ONE

15'02" x 15'00"

A well proportioned room with a security access door and coved ceiling together with wall mounted TV point and three casement window overlooking the rear garden. A door leads to:-



BATHROOM ENSUITE

9'07" x 8'03"

Comprising a white suite or corner bath, ceramic tiled shower cubicle, pedestal wash basin and WC. There is a mirror, shaver socket and light and a mirror fronted medicine cabinet. The floor and walls are ceramic tiled with underfloor heating and there is a two casement window to the side elevation.

BEDROOM TWO

16'02" x 12'08"

With a range of fitted wardrobes to one wall with shelving and hanging space and a dressing table recess, there is a three casement window to the front elevation and a door leading to:-



BATHROOM ENSUITE

9'07" x 8'03"

With a white suite of corner bath, pedestal wash basin and WC together with Triton ceramic tiled shower cubicle. There is a shaver socket and mirror, underfloor electric heating and a two casement window to the front elevation.



FIRST FLOOR

GALLERIED LANDING

14'03" x 3'00"

Approached by the staircase the galleried landing has a turned balustrade and overlooks the reception hall, there is a dormer window to the front elevation. A door leads to:-

BEDROOM THREE

25'07" x 13'06"

A very spacious room which could be divided to create two bedrooms if required with twin dormer windows to the rear elevation and each end of the room has a range of fitted wardrobes with shelving and hanging space. Doors lead to:-



ENSUITE SHOWER ROOM

10'03" x 8'06"

Comprising of white suite of Triton power shower in glazed cubicle, pedestal wash basin and WC. There is fitted vanity shelving with mirror and shaver socket over and there are ceramic tiled splash areas as well as a Velux roof light.



STORE ROOM

10'05" x 6'03"

Providing useful storage space this room also houses the Megaflow mains pressure unvented hot water cylinder and has a hatch to the eaves of the property.

DOUBLE GARAGE

19'08" x 17'02"

The integral double garage is approached through a Hormann Supramatic electrically operated up and over door and has windows to the side elevation and light and power connection. There is a hatch leading to a small loft area.

OUTSIDE

Langham is approached by a long private gravelled driveway flanked by close boarded fencing and an established brick wall. The drive terminates in a block paved driveway in front of the garage with a gravelled turning area providing ample parking space for additional vehicles and turning area. The garden is bounded by established Yew hedging and close boarded fencing and there is a rockery to the side surmounted by an established Laurel hedge. There are pedestrian walkways to either side of the property leading to:-

REAR GARDEN

The south facing rear garden is approached by wide paved terrace and there are two electrically operated retractable sun blinds leading from the lounge to the terrace. Steps lead up to a level lawn where there is a timber summerhouse and there is a circular gravelled terrace. Flower borders are well stocked and the boundaries are of established close boarded fencing and mature Yew hedging all of which serves to give a very high degree of privacy.

SERVICES

Main drainage, gas, water and electricity are connected. Central heating is through radiators from a Vaillant gas fire boiler also providing domestic hot water through a Megaflow mains pressure unvented hot water cylinder. The property also benefits from uPVC double glazing and cavity wall insulation. There is electric underfloor heating to the two bathrooms.

COUNCIL TAX

Daventry District Council - Band G

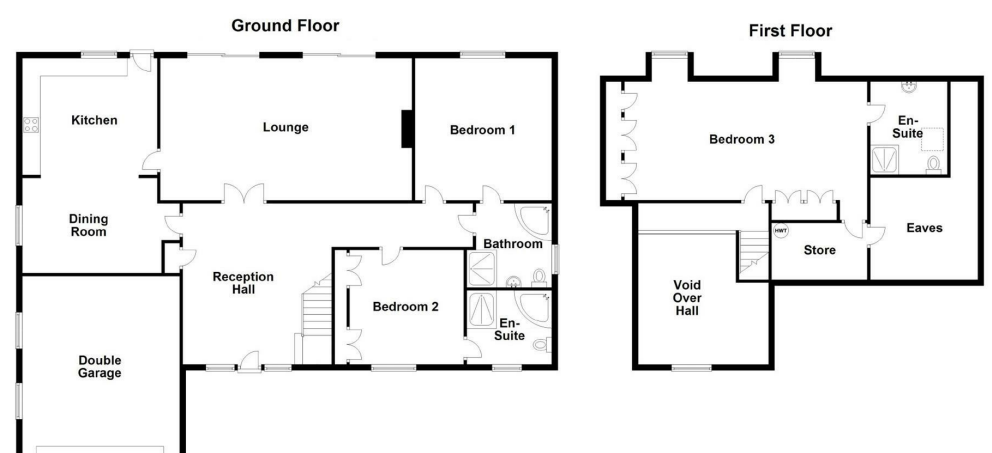
LOCAL AMENITIES

Church Brampton is the home of the Northamptonshire County Golf Club, one of the finest heathland courses in central England. Within the village there is also the Parish Church of St Botolph and The Bramptons Primary School. At nearby Chapel Brampton is the Sedgebrook Hall Hotel and Conference Centre. There is a Waitrose supermarket at nearby Kingsthorpe and a Sainsbury's supermarket at New Duston. Sailing and fishing are available at Pitsford Reservoir and the M1 motorway north bound is via Junction 16 at Nether Heyford and south bound via Junction 15A at Rothersthorpe. The village is well placed for access to a number of public schools including Oakham, Uppingham, Oundle, Rugby and Wellingborough.

HOW TO GET THERE

From Northampton proceed in a north westerly direction along the A5199 Welford Road to the junction with Brampton Lane at the Windhover public house. Continue along the road passing over the river and take the first turning left sign posted to Church Brampton. Enter the village along Sandy Lane and continue straight on towards the junction with the Harlestone Road. Continue straight over at the crossroads into the Holdenby Road, then turn first left into Church Lane, where the entrance to Langham stands on the left hand side immediately to the side of a detached stone garage fronting Church Lane. Follow this drive to the left and this leads to Langham.

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For illustration purposes only - not to scale