



Milton Manor, Malzor Lane, Milton Malsor, Northampton, NN7 3AR

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Price £2,000,000 Freehold

This outstanding detached period stone house has a classical Queen Anne facade and offers seven bedroomed accommodation with four bathrooms including three suites, four reception rooms, kitchen/breakfast room and a superb 29 foot long games/family room.

The house stands in formal walled gardens of approximately two acres including an all-weather tennis court and outbuildings providing garaging for three vehicles, gymnasium/party barn and loggia. The property is maintained in very good order throughout and is offered with no upward chain.



ACCOMMODATION – GROUND FLOOR

RECEPTION HALL 16'0 x 14'0 (4.88m x 4.27m)

The central hall has a 19th Century limestone floor beneath a two part ceiling and there are framed archways leading to the staircase hall and to three of the reception rooms.

DRAWING ROOM 15'9 x 15'7 (4.80m x 4.75m)

Of classical proportions with painted wood panelling from floor to ceiling this room has an open hearth fireplace with a marble mantle and tiled slips over a marble hearth and there are twin sliding sash shuttered windows with window seats to the front elevation. The floor is of exposed oak boards and there is a TV point.

STUDY 16'0 x 9'8 (4.88m x 2.95m)

Also with shuttered sliding sash window to the front elevation there is a recessed leaded light window to the side and a sealed fireplace with oak mantle.

DINING ROOM 16'7" x 15'8" (5.05m x 4.78m)

With a mosaic parquet floor beneath and an exposed ceiling beam the inglenook fireplace has a brick hearth beneath a steel hood and exposed bressummer beam. A charming four casement full depth bay window has french doors opening to the east terrace and garden.

KITCHEN/BREAKFAST ROOM

KITCHEN 17'4 x 16'4 (5.28m x 4.98m)

With ceramic concrete effect flooring beneath bespoke cabinets with corian work surfaces incorporating underslung sink and an island unit with built in breakfast bar. The kitchen appliances include twin low level AEG ovens beneath an AEG induction hob standing in a recess with a concealed cooker hood. There is a Bosch automatic dishwasher and a larder cupboard and the room connects to the garden room/bar and to:-

BREAKFAST ROOM 16'4 x 10'1 (4.98m x 3.07m)

Approached by an archway from the kitchen and also leading to the dining room, there is an exposed ceiling beam, ceramic tiled concrete style floor and a window and door to the east elevation.

SPORTS BAR 13'10 x 11'0 (13'10 x 11'0)

Open plan to the garden/family room and fully fitted with a copper topped bar counter with shelving under, counter with stainless steel sink and chiller fridge. There is a wall mounted TV point and this room has a vaulted ceiling with exposed purlin timbers and Velux roof light. The sports bar opens directly to:-

GARDEN/FAMILY ROOM 29'6 x 14'6 and 14'7 x 9'8 (8.99m x 4.42m and 4.45m x 2.95m)

A spacious L shaped room with under floor heating and Mitsubishi air conditioning, there is a vaulted ceiling with triple exposed king post trusses and the TV area has a wall mounted TV socket and concealed LED mood lighting. There are french doors and bifolding doors opening to the west facing sun deck and lawns.

WC

With a white suite of WC with concealed cistern, wash basin with mixer tap and window to side elevation.

DOMESTIC OFFICES

FREEZER ROOM/LAUNDRY 10'0 x 9'0 (3.05m x 2.74m)

Plumbing for automatic washing machine and point for tumble dryer there is ample space for an America style fridge/freezer and a window to the courtyard. An archway leads to:-

REAR HALL 7'2 x 5'8 (2.18m x 1.73m)

With a door to the garden and a sliding door to the walk in boiler cupboard housing the gas fired boiler and domestic hot water cylinder.

BOOT ROOM 12'2 x 9'4 (3.71m x 2.84m)

Accessible from both side and rear halls there is a low level Belfast dog washing basin, under stairs storage cupboard and a door to:-



CLOAKROOM

With a white suite of wash basin and WC and with a panelled dado.

STAIRCASE HALL 16'7 x 8'5 (5.05m x 2.57m)

With part stone flagged floor the inner section contains the principal staircase rising to the upper floors with ornate carved balustrade and the outer section of the hall gives access to the west lawns.

BASEMENT CELLARS

ROOM ONE 8'10 x 8'7 (2.69m x 2.62m)

Approached by a brick staircase with a cement screed floor there is fitted shelving and doors to:-

BEER CELLAR 12'0 x 11'8 (3.66m x 3.56m)

With a barrel vaulted ceiling and slate lined beer racks there are light and power connections.

WINE CELLAR 12'10 x 11'9 (3.91m x 3.58m)

With light and power connections.

FIRST FLOOR

LANDING 12'3 x 10'0 (3.73m x 3.05m)

With the stairs rising to the second floor and giving access to:-

MASTER BEDROOM SUITE – BEDROOM ONE 17'2 x 16'3 (5.23m x 4.95m)

Approached through an anti room with a linen cupboard the master bedroom has a corniced two part ceiling with box beam and there are sliding sash windows to two elevations as well as an open hearth tiled fireplace with a moulded mantle. A door leads to:-

DRESSING ROOM ENSUITE 11'0 x 6'8 (3.35m x 2.03m)

Connecting to the ensuite bathroom and with fitted cupboards there is a further door connecting to bedroom seven also accessible from the back staircase.

BATHROOM ENSUITE 11'2 x 9'1 (3.40m x 2.77m)

With a panelled bath and twin vanity wash basins, the bathroom has travertine tiled splash areas and travertine tiled shower with glazed door. There is a WC and vertical heated towel rail as well as an integral lit mirror over the wash basins.



SECOND DRESSING ROOM 12'4 x 7'0 (3.76m x 2.13m)

With a range of open fronted shelving providing hanging space and baskets. Sliding sash window to the south elevation.

GUEST BEDROOM TWO 16'4 x 16'0 (4.98m x 4.88m)

The guest room has a high two part corniced ceiling and twin sliding sash shuttered windows with window seats to the south elevation. There is an open hearth fireplace with ornate marble mantle over and a cast iron hob basket. A door leads to:-

BATHROOM ENSUITE 9'1 x 8'4 (2.77m x 2.54m)

Re-fitted in 2022 with a white suite of twin ended bath with side mixer tap/shower attachment, quadrant shower, pedestal wash basin and WC. There is a vertical heated towel rail and a door leading back to the back landing.

CLOAKROOM 5'2 x 3'4 (1.57m x 1.02m)

Approached by the back landing there is a white suite of WC and a leaded light window.

SECOND FLOOR

LANDING

Approached via a mezzanine level housing the second floor bathroom the principle landing has a media cupboard and gives access to three further bedrooms.

BATHROOM 12'6 x 8'6 (3.81m x 2.59m)

Approached through an anti room with linen cupboard this room was re-fitted in 2022 with aqua panelled walls and a white suite of twin ended bath, vanity wash basin with drawers under, WC and a glazed shower suite. There is a vertical heated towel rail and leaded light windows.

BEDROOM THREE 17'2 x 15'7 (5.23m x 4.75m)

A spacious room with a vaulted ceiling and exposed purlin timbers and A frame there is a stepped chimney, an open hearth cast iron fireplace and windows to two elevations.

BEDROOM FOUR 16'6 x 16'4 (5.03m x 4.98m)

With exposed purlins, two gable windows and leaded light dormer window to the south elevation. There is a TV point and a door connecting to the second floor Jack and Jill playground.



BEDROOM FIVE 16'4 x 14'0 (4.98m x 4.27m)

With exposed purlin timbers, a four casement gable window, TV point and leaded light dormer window. The room is approached by an inner landing and also has access to:-

JACK AND JILL PLAYROOM 12'6 x 11'0 (3.81m x 3.35m)

With a two casement leaded light dormer window.

FIRST FLOOR BACK LANDING

Approached by a staircase from the kitchen and giving access to:-

BEDROOM SIX 16'10 x 14'6 (5.13m x 4.42m)

With a tiled fireplace with mantle this room has an exposed ceiling beam, leaded light windows to two elevations and a built in shelved cupboard. TV point.

BEDROOM SEVEN 11'10 x 9'2 (3.61m x 2.79m)

With exposed ceiling beam, built in wardrobe, this room connects back to the master dressing room and has a further door leading to:-

SHOWER ROOM ENSUITE 8'9 x 4'10 (2.67m x 1.47m)

With a white suite of ceramic tiled shower with glazed screen, vanity wash basin and WC. Two casement leaded light window.

OUTSIDE

Milton Manor is approached by a long private gravelled drive which leads through a pair of electrically operated wrought iron gates set on tall pillars and giving access to a large courtyard drive with ample parking and turning space at the rear of the house also giving access to the triple garage block and gymnasium/party barn.

TRIPLE GARAGE 27'3 x 26'0 (8.31m x 7.92m)

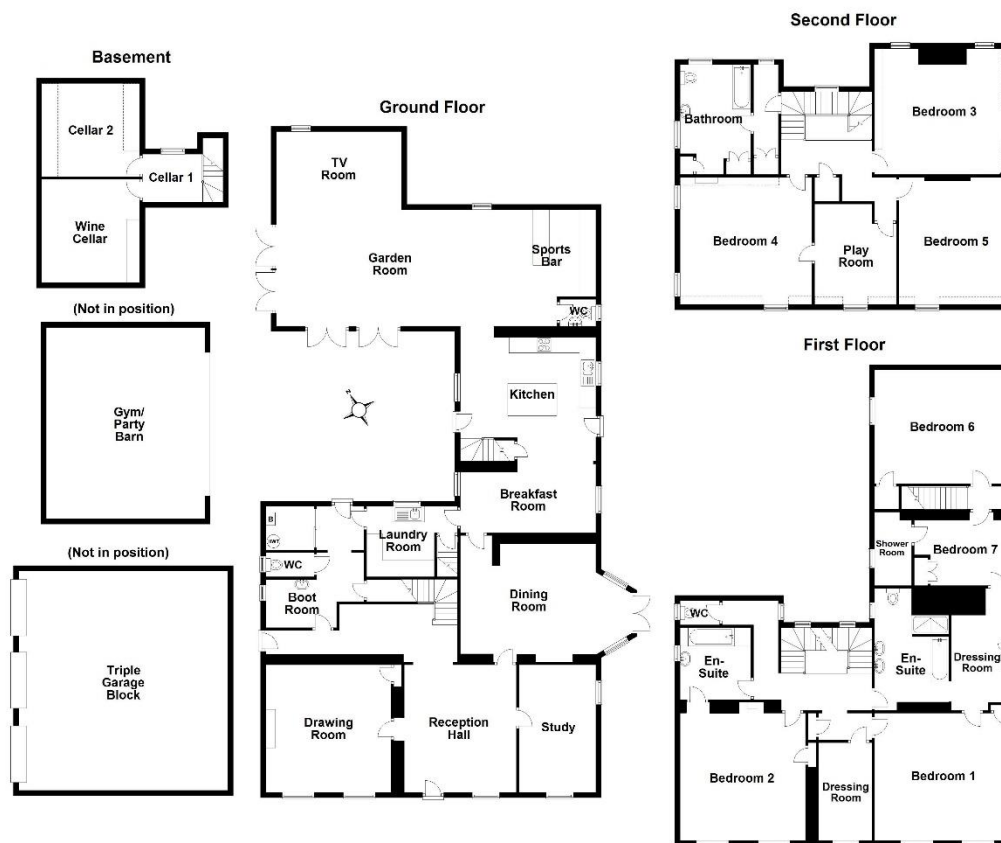
Constructed by the present owners with waney edged timber gables there are three electrically operated automatic up and over doors leading to the garage which has a painted floor, light and power connections and a hatch to loft storage.

GYMNASIUM/PARTY BARN 23'9 x 19'8 (7.24m x 5.99m)

With LED lighting, conduit supplies to multiple power points and approached through glazed french doors.

THE GARDENS

Standing mostly to the south and west of the house the boundaries of the property are entirely walled. A wrought iron pedestrian gate on twin stone pillars stands on the south side and a pathway leads to the front door flanked on either side with established lawns with well stocked flower borders. On the eastern side of the house there is a paved terrace which leads onto a further lawned area beyond which there is a rose garden. On the western side of the house there is a magnificent specimen Copper Beech tree and beyond this the lawns stretch away bounded by flower and shrub borders which contain a variety of tall mature trees including Oak, Beech,



Not to scale. For illustrative purposes only

Copper Beech, Walnut, Sycamore and Cupressus. There is a further timber sun deck leading from the garden room and a pathway then terminates in a sunken garden with an ornamental Lily pond beyond where there is an open fronted stone built loggia with a tiled roof. Adjacent to this there is a hard tennis court with an all weather surface refurbished in 2017 bounded by a high stone wall and chain link fencing. At the far end of the tennis court there is a raised viewing deck.

PLANNING

The property is Listed Grade II of a Building of Architectural or Historic Interest and is believed to date in part from the year 1565 having been refurbished in the 19th Century and extended by the present owners who acquired the house in 2017. Improvement works have included the construction of the triple garage block, the resurfacing and fencing of the tennis court, upgrading of the central heating system, refitting of the bathrooms, refitting of the kitchen, complete internal redecoration and refurbishment of the windows throughout.

COUNCIL BAND

West Northamptonshire Council - Band G

SERVICES

Main drainage, gas, water and electricity are connected. Central heating is through radiators from a Remeha gas fired boiler with domestic hot water provided through a mins pressure unvented cylinder. The games rooms is air conditioned through a Mitsubishi air con system.

LOCAL AMENITIES

There is a primary school in Milton Malsor and also in Collingtree and East Hunsbury within 2 miles. For secondary schooling, the property is in the catchment for Caroline Chisholm School which is within 3 miles. Stowe School is approximately 22 miles from the property and Wellingborough School is a 20 minute drive away. Other private schooling is available in Pitsford, Spratton, Maidwell, Kimbolton, Rugby and Northampton school for girls at Hardingstone. The property is approximately 4 miles from Northampton train station which has a main line link to Euston.

HOW TO GET THERE

From Northampton town centre proceed in a south westerly direction along the A5123 Towcester Road to the roundabout junction with Mereway and Danes Camp Way. Take the third exit continuing on the Towcester Road leading south out of the town and passing over the M1 motorway. Continue along this road to the village of Milton Malsor. Upon entering the village carry straight on passing the turning on the left to the Grey Hound public house. Take the next turning left into Malzor Lane and then left again into High Street where the entrance to Milton Manor is the first turning on the left.

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