



GREENER **Country** HOUSES & COTTAGES



Clare Cottage, Quinton Road, Wootton, Northampton, Northamptonshire, NN4 6LN



# Clare Cottage, Quinton Road, Wootton, Northampton, Northamptonshire, NN4 6LN

This very attractive individual detached five-bedroomed period stone house stands in delightful south-facing walled gardens of approximately 1/3 of an acre on the edge of the popular old village of Wootton to the south of Northampton. The interior retains a wealth of character features including two separate reception rooms, one with an inglenook fireplace, a master bedroom with a dressing area and bathroom ensuite and a studio/hobby room which may also be suitable as a work-from-home office. The house is ideal for the growing family and there is garaging and off-road parking for numerous vehicles as well as vehicle access to the rear garden.

## ACCOMMODTION

### GROUND FLOOR

#### RECEPTION HALL

11'9 x 3'2

Approached through an integral porch the hall has a natural limestone flagged floor with a door leading to the kitchen and the inner hall giving access to the remainder of the accommodation.

#### DINING ROOM

14'2 x 11'5

With a beamed ceiling and an open hearth fireplace with tiled surround, there are wall lights and a window seat to the side elevation.



#### STAIRCASE HALL

14'8 x 13'9

Connecting to the principal living room and containing the winding staircase to the first floor with concealed storage cupboards French doors opening to the rear garden and a further door leads to:-

#### CLOAKROOM

7'10 x 3'9

With a white suite a vanity wash basin and WC, there is a stainless steel vertical heated towel rail and there is further concealed storage space.

#### DRAWING ROOM

29'10 x 13'10

A very spacious two-part room with a beamed ceiling and two separate sitting areas, one with an open hearth brick fireplace and the other containing the inglenook fireplace with an exposed beam over a steel fire hood. A door opens to the rear terrace and garden and there is a window seat and alcove shelving.



#### KITCHEN/BREAKFAST ROOM

14'4 x 11'10

Also with a beamed ceiling over a Karndean oak style floor, there are laminated working surfaces incorporating a one and half bowl sink unit and twin eye-level stainless steel ovens by NEF with a four-place gas hob and a built-in larder fridge. There is concealed worktop lighting ceramic tiled splash areas a window seat to the side elevation and an archway leading to:-



#### REAR HALL

5'7 x 3'1

With a door to the utility room and a panel glazed door to the rear garden

#### UTILITY ROOM

10'9 x 10'8

A spacious L-shaped room with a limestone floor and floor and wall cabinets with laminated working surfaces incorporating stainless steel sink unit and plumbing for automatic washing machine with point for a tumble dryer. There is ample space for a chest freezer and windows to two elevations.

## Price £790,000 Freehold



#### FIRST FLOOR LANDING

12'2 x 7'

Housing the linen cupboard with shelving and giving access to an inner landing leading to the master bedroom and steps down to a mezzanine landing leading to the studio and three other bedrooms.

#### BEDROOM ONE

15'5 x 14'10

A through room with triple built-in wardrobe cupboards and windows to both front and rear elevations as well as a window to the gable elevation. A divider leads to:-



#### DRESSING AREA

14'9 x 3'7

With a large recessed wardrobe storage area and door to:-

#### BATHROOM ENSUITE

10'10 x 7'1

With a white suite of panelled bath with integrated shower over, pedestal wash basin, bidet and WC. Window to rear elevation.



#### BEDROOM FIVE

11'5 x 7'0

A single bedroom with single casement window to rear elevation.

#### FAMILY BATHROOM

8'4 x 5'11

With a white suite of panelled bath, pedestal wash basin WC and with two casement window to rear elevation.

#### SHOWER ROOM

7'11 x 2'8

With a white suite of Roca WC, wash basin and ceramic tiled shower cubicle with Bristan integrated shower.

#### MEZZANINE LANDING

With steps up and down leading on the lower level to:-

#### BEDROOM TWO

15'0 x 14'6

With exposed floorboards beneath a central ceiling beam with post, gable window to rear elevation.



#### BEDROOM THREE

12'4 x 10'7

Also with exposed ceiling beam over Elm floorboards there is a wash basin, a window seat and a built-in wall cupboard.



#### SECOND FLOOR

#### STUDIO ROOM

15'9 x 13'8

With a vaulted ceiling and dormer window to the front elevation, this room would be ideal for use as a work-from-home office or hobby room and a door leads to:-



#### BEDROOM FOUR

15'6 x 13'8

With a wash basin with mirror, shaver socket and light over, dormer window to the side elevation and gable window to the rear.

#### OUTSIDE

Clare Cottage is approached by a private gravel drive which terminates in a parking and turning space in front of the detached double garage block. There is a vehicle access to the side of the garage leading through a five-bar gate to the rear garden.

#### DOUBLE GARAGE

23' x 18'5

Approached through twin roller doors there are light and power connections a workshop area and an integral storeroom with shelving as well as double-leaf doors opening to the rear garden. There is access to a loft hatch leading to:-

#### GARAGE LOFT ROOM

22'11 x 9'11

#### GARDENS

Standing entirely on the south side of the house and approached by established brick terraces with a pathway leading to the garage block and also leading on to the lawns which stretch away from the house bounded by established stone walls and containing a variety of mixed shrubs and trees including a Silver Birch, Sycamore, Beech, a pollarded Hazel, Maple and a Hawthorn. The gardens give a high degree of privacy with an attractive sunny aspect.

#### PLANNING

The property is in the village Conservation Area and is Listed Grade II as a Building of Architectural or Historic interest.

#### SERVICES

Main drainage, gas, water and electricity are connected. Central heating is through radiators from a Vaillant gas-fired boiler installed in 2023

#### LOCAL AMENITIES

Within the village of Wootton, there is the Parish Church of St George, a selection of local shops with a Waitrose, Tescos and Co-Op within a five-minute drive and Public Houses and restaurant. Local educational facilities include a Primary School, the Caroline Chisholm secondary school and The Independent Northampton High School for Girls. There is motorway access to Junction 15 of the M1 via the A508 London Road and mainline rail service to London Euston from Northampton Castle Station.

#### HOW TO GET THERE

From Northampton town centre proceed in a southerly direction along the A508 London Road to the roundabout junction with the A45 Nene Valley Way take the fourth exit signposted towards the M1. Proceed along the dual carriageway heading in a southerly direction and then take the second exit into the village of Wootton turning left at the first set of traffic lights into Berry Lane. Proceed along Berry Lane to the junction with the High Street and Quinton Road where Clare Cottage stands on the right hand side with vehicle access from the Quinton Road.

#### DOIRG15/12/2023/9753



For illustration purposes only - not to scale