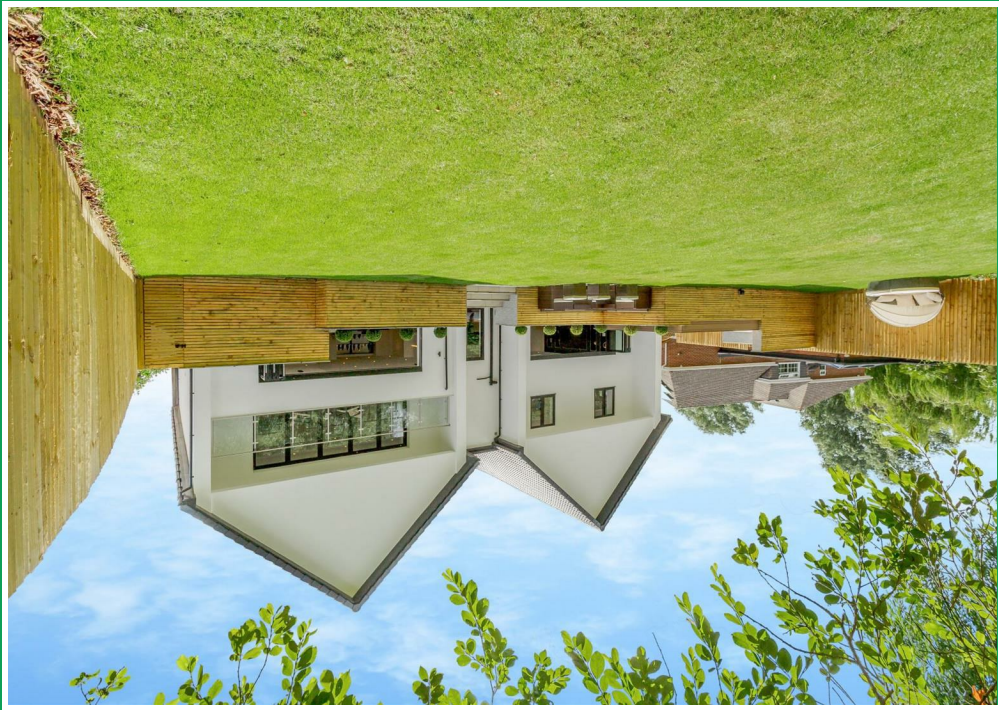


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GREENER **Country** HOUSES & COTTAGES



ESTATE AGENTS



22 Belfry Lane, Collingtree Park, Northampton, NN4 0PB

22 Belfry Lane, Collingtree Park, Northampton, NN4 0PB

One of the most spectacular houses in Northamptonshire, this property sits in the heart of Collingtree Park to the rear of the seventh hole at Collingtree Golf Club. The property has undergone significant improvements extending the floor area to approximately 5,000 sq ft. No expense has been spared with luxurious fixtures and fittings including Italian granite tiles, bespoke media walls and a fabulous balcony with bi-folding doors to the master bedrooms. The property boasts six bedrooms, four bathrooms, and a galleried landing overlooking a glass facade to the front with a fabulous entrance hall giving access to a lounge, playroom/study, WC, and cloakroom. The masterpiece of the property exists in the kitchen/family room which extends to 1,500 sq ft offering a bar, living area and dining area, there are two sets of bi-fold doors to the rear garden and access to the utility room and double garage. Outside the rear garden has a high degree of privacy with sunken seating area and space for a hot tub. The lower space is laid to lawn and there is off-road parking to the front for multiple vehicles.

ACCOMMODATION

ENTRANCE HALL

Entered via a composite front door, there is the most wonderful floating staircase with a gallery above showing off a fabulous chandelier. There is a tiled floor with under floor heating and doors to:-

LOUNGE

15'7" x 13'3"
A cosy family room with TV points connected and windows to the front elevation, the room is fitting with carpet and has a secret store behind the aqua panel.



INNER HALL

Continued tiled floor with doors to:-

WC

Fitted with tiles from floor to ceiling, the suite comprises WC, hand wash basin and heated towel rail.

CLOAKROOM

Providing storage.

STUDY/PLAYROOM

13'7" x 9'6"
This room is currently used as a therapy room but could easily accommodate a home office or kid's playroom. There are windows to the front elevation and a tiled floor with radiators connected.

KITCHEN/FAMILY ROOM

58'4" x 25'5"
The most wonderful family area, this enormous open plan room is decorated with Italian tiles benefitting from underfloor heating, there are two bi-fold doors leading to the rear garden and various lighting controlled via remote.



DINING AREA

The dining area has pendant hanging lights and spots above and is comfortably located in the middle of the room, there is suitable space to accommodate 14 people for dinner.



LIVING AREA

This living space is brilliant for entertaining but also great for film night and somewhere to enjoy in the summer with bi-fold doors to the rear garden. There is a wonderful Italian tiled media wall with lighting above.



DRESSING ROOM

14'7" x 10'4"
Integrated lighting and space for his/her dressing area with wood effect floor.

Price £1,650,000 Freehold



BAR

Integrated bar has various remote-controlled lighting, shelves and storage with plumbing for wine coolers and an extra fridge.



KITCHEN AREA

Fitted with a range of floor and wall-mounted cabinets with granite worktops and upstands. The centre island provides a breakfast bar and is also decorated with a white granite worktop. There are multiple drawers and storage with appliances including double dishwasher, induction hob with extractor above, double oven and microwave oven with space for an American-style fridge/freezer.



UTILITY

14'7" x 7'2"
Fitted with a range of floor and wall-mounted cabinets with plumbing for a washing machine and tumble dryer. There is an integrated dog shower and a door leading to the side elevation.

FIRST FLOOR

LANDING

A fantastic galleried landing overlooking the front through a glass gable, there are doors to:-

BEDROOM ONE

24'11" x 16'7"
A wonderful master suite with carpet fitted, there is space for a king-sized bed, TV points connected and various spaces for further free-standing furniture. The bi-fold doors lead to the balcony which has a view of the golf course.



BEDROOM TWO

27'5" x 12'9"
A window to the rear elevation, there is space for king-sized bed and wardrobes with TV points connected, wood effect floor and door to:-

BEDROOM THREE

15'8" x 11'4"
Suite comprising WC, hand wash basin with double shower cubicle, tiled walls and wood effect floor.

BEDROOM FOUR

18'10" x 18'6"
Two dormer windows to the front elevation with carpet laid and space for a king-sized bed.

BEDROOM FIVE

15'2" x 14'11"
A window to the front elevation with space for a king-sized bed and carpet fitted with TV points connected.

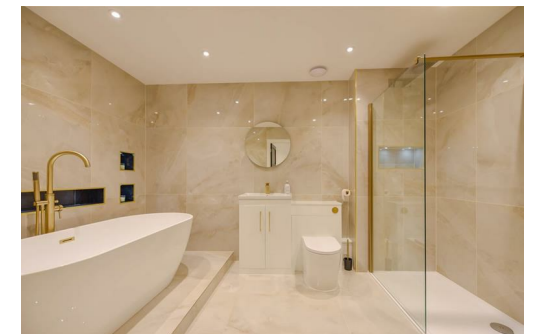
BEDROOM SIX

13'3" x 11'1"
Currently used as a study, there is wood effect flooring and a three casement window to the front elevation.



BATHROOM

A fabulous family bathroom with suite comprising bath, double shower cubicle, hand wash basin with vanity below and WC. This room is fully tiled from floor to ceiling.



OUTSIDE



REAR GARDEN

Fully landscaped with a beautifully tiled terrace which has steps down to the main garden which is laid to lawn benefitting from a fenced boundary. There is a sunken firepit seating area and a raised deck with space for a hot tub. The garden and terrace areas benefit from outdoor lighting.

FRONT GARDEN

The front garden is mainly laid to lawn with a white gravel driveway providing off-road parking for multiple vehicles. There is pedestrian access to the side and vehicular access to:-

DOUBLE GARAGE

A pedestrian door to the kitchen/bar area and an electric door to the front elevation.

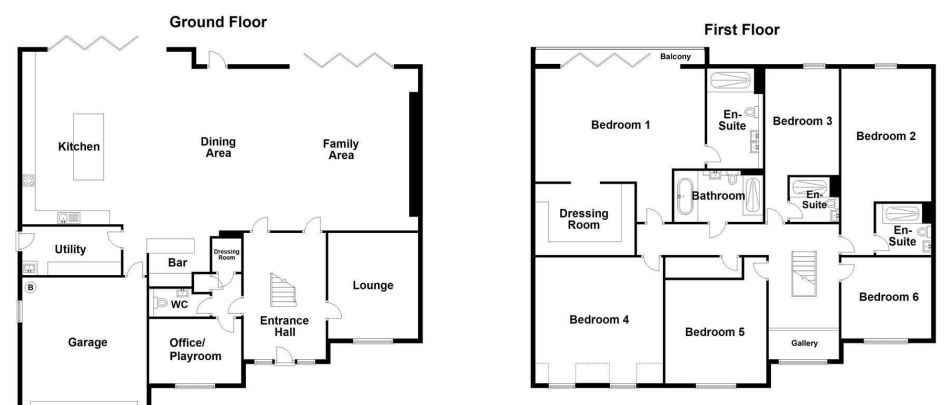
SERVICES

Main Gas, water and electric. None of the services have been tested.

LOCAL AMENITIES

Within nearby East Hunsbury there is a Mini Market, hairdressers, florists, Newsagents and Dry Cleaners and the Tesco Superstore and Danes Camp Leisure Centre are situated adjacent to the Mereway junction with Towcester Road. The M1 Motorway junction 15 is approximately one mile distant and the Collingtree Park Golf Course and the Virgin Active Leisure Complex and Restaurant are nearby.

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