



Lexington House, Harlestone Road, Church Brampton, Northampton, NN6 8AU

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Price £1,295,000 Freehold

**Lexington House is a very substantial individually designed five bedroomed family home standing in private landscaped gardens of approximately one third of an acre.**

The house has the added benefit of a one bedroomed annex currently used as games and hobby rooms to compliment the four principal reception rooms. The property has been extended and refurbished by the present owners to include a 22ft X 16ft kitchen/breakfast room and the 22ft master bedroom suite has both bath and dressing areas en suite. There are three further suites all fitted to contemporary stylish designs the main house providing 3200 square feet of space and the annex adding a further 700 square feet. Externally there is a detached double garage block and gated driveway with ample additional parking approached by a wonderful gated driveway presenting off road parking for multiple vehicles. The gardens are tastefully landscaped and benefit from a high degree of privacy offering and a sunny aspect.



## ACCOMMODATION – GROUND FLOOR

### RECEPTION HALL 16'08 x 11'09 (5.08m x 3.58m)

Approached through composite front door the entrance hall has the most wonderful oak floor with stairs leading to the first floor and doors leading through to:-

### LOUNGE 20'0 x 14'09 (6.10m x 4.50m)

This room benefits from floor to ceiling windows and doors leading to the rear garden and further windows to the side elevation. There is a light oak floor, a statement wall and the feature fireplace has an integrated Jotul log burner and over mantle TV point.

### KITCHEN/BREAKFAST ROOM 22'02 x 16'09 (6.76m x 5.11m)

A fabulous open plan space the kitchen area has been refitted with Schuler floor to ceiling storage units and centre island with polished quartz worktops and appliances including built in wine cooler, induction hob with extractor above, microwave oven and single oven, fridge/freezer and a sunken granite sink with chrome mixer tap and integrated hot tap. The work surfaces overlook windows to the rear garden the space being open plan to the breakfast area which has a limestone floor, TV point and electric blinds and which also opens to the rear garden.

### UTILITY AREA 9'08 x 5'07 (2.95m x 1.70m)

Fitted with a range of floor and wall mounted storage cabinets there is plumbing for a washing machine and tumble dryer with integrated stainless steel sink and a window and door leading to the side elevation.

### DINING ROOM 13'08 x 12'02 (4.17m x 3.71m)

With floor to ceiling windows and doors leading to the rear elevation and a window to the side. There is a wood effect floor and space for a dining table and dresser.

### FAMILY ROOM 11'10 x 11'02 (3.61m x 3.40m)

The oak floor continues from the entrance hall. This fabulous family space offers windows to the front and side elevations with TV point connected.

### STUDY 9'10 x 7'10 (3.00m x 2.39m)

With two casement window to the front elevation, the work from home office has TV and telephone points connected and is a suitable space for storage and desks.

### WC 6'0 x 3'08 (1.83m x 1.12m)

Suite comprising WC, wash hand basin and a window to the front elevation.

## FIRST FLOOR

### LANDING 16'0 x 11'02 (4.88m x 3.40m)

Stairs rising from the entrance hall the carpeted landing has a window to the front elevation with door leading to an airing cupboard containing the hot water cylinder. A lobby area gives access to:-

### MASTER BEDROOM SUITE 22'10 x 18'09 to max (6.96m x 5.72m to max)

Forming part of the extension this amazing master bedroom has two windows to the front elevation with carpet fitted, space for a Queen size bed with spotlights above and TV point connected. A door leads to:-

### DRESSING ROOM 11'02 x 7'01 (3.40m x 2.16m)

Fitted with floor to ceiling Hammonds wardrobes with internal lighting, the carpet continues from the master bedroom, a window to the side elevation with a radiator below and a Velux window above. A further door leads to:-



#### EN SUITE BATHROOM 10'07 x 9'08 (3.23m x 2.95m)

A newly fitted bathroom with underfloor heating comprising double shower cubicle with glass screen, fully tiled walls and floor with a ceramic bath, WC, wash hand basin and a stainless steel heated towel rail. There is a dormer window to the rear elevation and an integrated vanity unit.

#### BEDROOM TWO 20'0 x 14'08 (6.10m x 4.47m)

With three casement window overlooking the rear garden and a Velux window. There are integrated wardrobes, TV point connected and space for a super king size bed. Carpet fitted and a door leading to:-

#### EN SUITE SHOWER ROOM 10'06 x 8'08 (3.20m x 2.64m)

Benefits from underfloor heating with a suite comprising WC, wash hand basin, double shower cubicle with glass screen and rain water shower head, spotlights over head and an integrated stainless steel heated towel rail.

#### BEDROOM THREE 16'08 x 11'10 (5.08m x 3.61m)

With three casement window to the rear elevation there is an integrated wardrobe with sliding doors, there is space for a super king size bed, carpet fitted, TV point connected and a door to leading through to:-

#### EN SUITE SHOWER ROOM 5'07 x 5'01 (1.70m x 1.55m)

Fully tiled from floor to ceiling with suite comprising of WC, wash hand basin, heated towel rail, integrated vanity unit and a window to the side elevation.

#### BEDROOM FOUR 11'11 x 11'02 (3.63m x 3.40m)

A two casement window opens to the front elevation with integrated Hammonds wardrobes and dressing table, there is a TV point connected and space for a double bed. Carpet fitted and a door leading through to:-

#### EN SUITE SHOWER ROOM 5'07 x 5'06 (1.70m x 1.68m)

A re-fitted fully tiled suite comprising WC, wash hand basin with vanity below, a corner shower cubicle with rain water shower head and a stainless steel heated towel rail. A window to the side elevation.

#### BEDROOM FIVE 13'08 x 10'06 (4.17m x 3.20m)

With two casement dormer window to the rear elevation integrated storage with an attractive oak floor and space for a double bed.

#### FAMILY SHOWER ROOM 12'06 x 8'11 (3.81m x 2.72m)

A wonderfully finished shower room with tiled flooring and walls, WC, wash hand basin with double vanity unit below, spotlights and a double shower cubicle with rain water shower head above and glass screen. There is a two casement window to the front elevation with integrated storage fitted.

#### ANNEX

The self contained annex is approached via an inner lobby where there is integrated storage and access to an en suite and a door leads through to:-

#### LOUNGE 22'07 x 12'07 (6.88m x 3.84m)

The self contained annex provides further living accommodation currently used as a games room with wood flooring, floor to ceiling double glazed patio door leading to the rear elevation, TV point connected and a wonderful brick feature fireplace with Clearview cast iron log burner. This room opens up to kitchen and a further door leads from the lounge to:-

#### SIDE HALL 8'07 x 7'02 (2.62m x 2.18m)

Giving independent access to the annex if required with door to the side elevation and cloaks area storage.

#### KITCHEN 10'06 x 7'03 (3.20m x 2.21m)

Fitted with a range of floor and wall mounted cabinets with tiled splashbacks, integrated washing machine, a stainless steel sink and drainer as well as a Rangemaster cooker, extractor, integrated slimline dishwasher and fridge, spotlights and a window to the rear elevation with electric blinds connected.



### BEDROOM 18'10 x 10'07 (5.74m x 3.23m)

Fitted with floor to ceiling Hammonds wardrobes with wood effect flooring, there are windows to the front elevation with radiator below. This room is currently used as a gymnasium with TV point connected.

### BATHROOM 8'06 x 7'02 (2.59m x 2.18m)

Fully tiled from floor to ceiling with a two casement window to the side elevation, spotlights fitted and the suite comprising WC, wash hand basin, bath with shower.

### OUTSIDE

The house is screened from the road behind an established hedge with electrically operated gates opening to the extensive cobbled drive in front of the detached double garage block providing parking and turning space for several vehicles.

### DOUBLE DETACHED GARAGE 17'11 x 9'11 (5.46m x 3.02m)

A stand alone detached garage with electric roller door to the front elevation, electric vehicle charger to the side, there is a partition giving three quarter storage for a vehicle and the remaining area used for shelving and other storage with access to the eaves.

### REAR GARDEN

The rear garden is mainly laid to lawn with mature shrub borders with a slate and sleeper boundary. There is a paved patio accessed from the breakfast room, dining room, lounge and annex with a raised decked area benefiting from the evening sunsets.

### SECURITY SYSTEM

The current owners have fitted a high tech security system, 4K CCTV which is accessible from all of the TV points within the house and via mobile access. There is also an entry phone system for the electric gates.

### SERVICES

Mains drainage, gas, water and electric area connected.

### 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 Sainsburys 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.

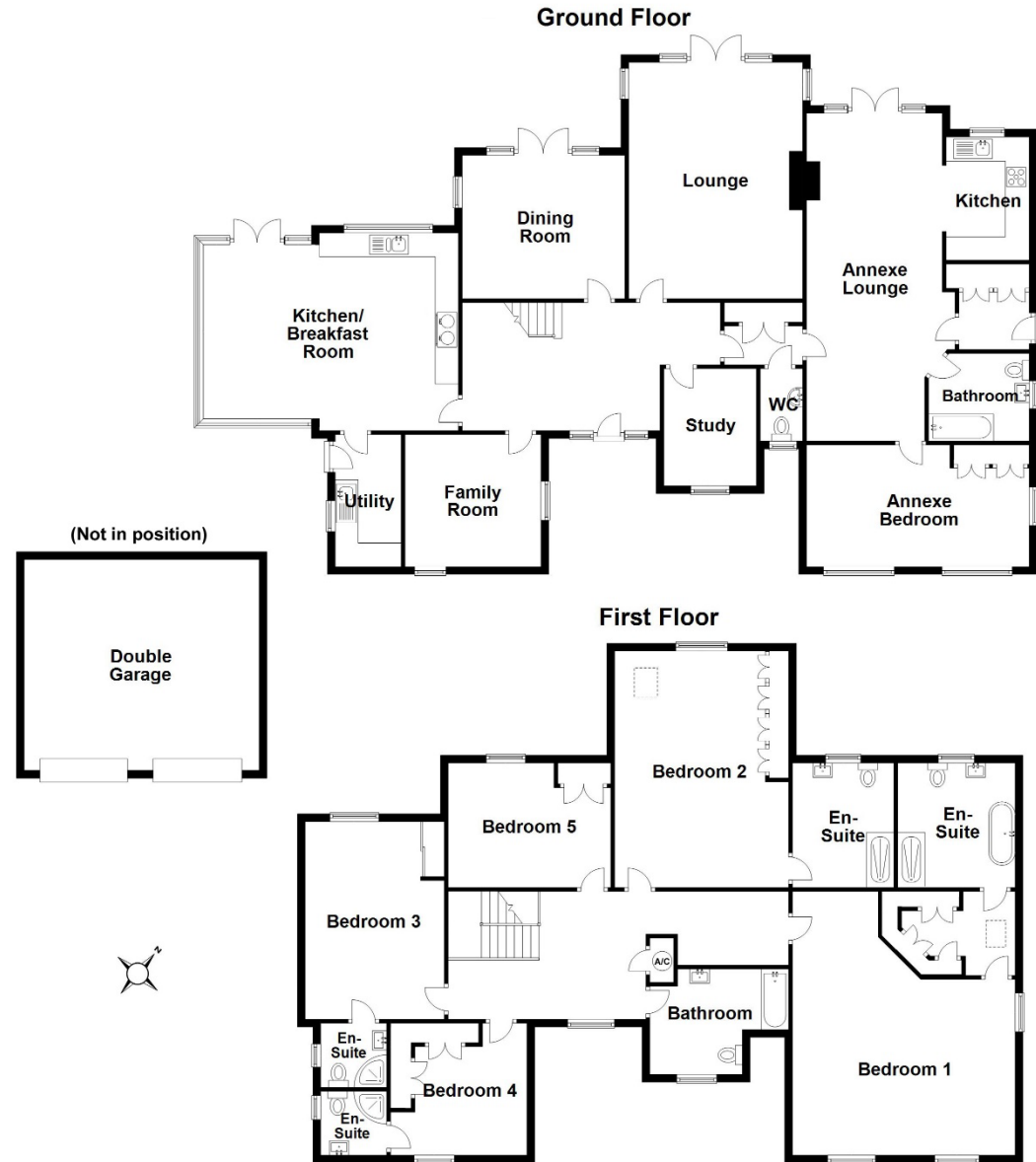
### COUNCIL TAX

West Northamptonshire Council - Band G

### 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. Entering the village along Sandy Lane proceed to the junction and turn left onto Harlestone Road where the property can be found on the right hand side.

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Not to scale. For illustrative purposes only



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