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GREENER **Country** HOUSES & COTTAGES



ESTATE AGENTS



Stone House, 20 Hartwell Road, Road, Northampton, Northamptonshire, NN7 2NT

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An impressive stone built detached residence built circa 1880 and located in the heart of the village overlooking the memorial green. The current owners have enjoyed living at the property for over 40 years and have kept the character features one would expect to find in a property of this age. The mullion windows are in excellent condition as are the sash windows with French style internal shutters. The feature 9' ceilings give a feeling of space and there is plenty of natural light from the South-West orientation of the property. The accommodation is set over three floors, with the second floor used as a playroom/office and previously used as a self-contained flat complete with kitchen. The rest of the accommodation is as follows; Reception hall with door down to a double cellar, drawing room, dining room, snug, kitchen/breakfast room, utility room, cloakroom and garden room on the ground floor. On the first floor are bedroom one with dressing area and en-suite, bedroom two and three share a Jack and Jill shower room and dressing area. On the second floor are bedrooms four, five, additional room and bathroom. Outside are well maintained gardens to two sides of the property and back onto fields. The property is approached via a five bar gate onto a sweeping gravel driveway leading on to the garaging and providing further off road parking for several cars.

Price £875,000 Freehold

ACCOMMODATION

ENTRANCE HALL

Enter via solid oak front door with fanlight window above to entrance porch and glazed double doors to main hall. Tiled floor. Feature staircase ascending to first floor. Doors to cellar and cloaks cupboard. Glazed double doors to utility and doors to;

DRAWING ROOM

16'8 x 15'8
Sash windows to front and side aspects with fitted French style shutters. Feature marble fireplace with raised tiled hearth and Jetmaster open fire. Built-in cupboard units.



DINING ROOM

14'4 x 13'0
Sash windows to front and side aspects with French style shutters. Feature fireplace. Arched alcove cupboard unit with shelving. Door to kitchen.



SNUG

16'3 x 9'6
Sash windows to rear and side aspects with French style shutters. Built-in bookcase and cupboards.



KITCHEN

14'5 x 12'5
A range of matching base and eye level units comprising; single drainer sink unit with mixer tap and cupboard under. Roll edge work surfaces and tiled splash back areas. Built-in electric hob and double oven. Plumbing for dishwasher. Feature fireplace. Arched alcove cupboard unit with shelving. Sash window to rear aspect. Door to hallway.

CELLAR ONE

16'3 x 10'5
Built-in cupboards and storage shelves. Light connected.

CELLAR TWO

12'9 x 12'6
Power and light connected. Wall mounted gas boiler.

UTILITIES

Approached via glazed passage way from the main house with glazed door to sheltered porch area and patio. Further glazed door to the courtyard with deep water well and door to garage.

UTILITY ROOM

19'2 x 9'3
Built-in drawer units with sink. Connections for a washing machine, tumble dryer and fridge/freezer.

GARDEN ROOM

11'6 x 10'8
Window overlooking courtyard. Soft water well inset into the floor with pump.

CLOAKROOM

Two piece white suite comprising; low flush wc and wall mounted wash hand basin. Window to side aspect.

LANDING

Feature staircase ascending to second floor. Sash window to rear aspect with views across field. Built-in cupboard. Doors to;



BEDROOM ONE

14'4 x 13'1
Sash window to front aspect. Archway to dressing area.



DRESSING AREA

8'4 x 4'5
A range of fitted wardrobes and drawer unit. Door to en-suite.

EN-SUITE

8'4 x 6'5
Three piece white suite comprising; panelled bath with fitted shower over. Wash hand basin set in vanity unit and low flush wc. Sash window to rear aspect.



BEDROOM TWO

16'6 x 10'2
Sash windows to front and side aspects. Door to dressing area, shower room and bedroom three.



DRESSING AREA

7'4 x 5'4
Built-in cupboard and shelving. Door to en-suite and bedroom three

EN-SUITE

7'6 x 5'1
Two piece white suite comprising; double width shower cubicle with rainwater shower head and wash hand basin set in vanity unit. Tiled splash back areas. Heated towel rail.

BEDROOM THREE

16'5 x 9'6
Sash window to side aspect. Feature cast iron fireplace.

SEPARATE WC

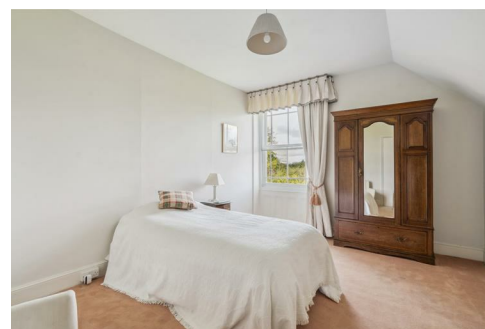
10'7 x 5'7
Two piece white suite comprising; low flush wc and wash hand basin set in vanity unit with tiled splash back areas. Window to rear aspect Door to airing cupboard. Built-in cupboards.

SECOND FLOOR LANDING

Access to loft space. Two eaves storage cupboards. Velux skylight window. Doors to;

BEDROOM FOUR

14'6 x 11'2
Sash window to side aspect. Door to eaves cupboard.



BEDROOM FIVE

16'6 x 12'3
Sash window to side aspect. Door to eaves cupboard. Door to additional room.

ADDITIONAL ROOM

16'6 x 9'9
Window to side aspect. Has previously been used as a kitchen in it's history so potentially the top floor could be a self-contained granny flat again or separate office.

BATHROOM

14'7 x 6'6
Three piece white suite comprising; panelled bath, pedestal wash hand basin and low flush wc. Tiled splash back areas. Window to side aspect. Door to eaves cupboard.

GARAGING

34' x 8'7 extending to 16'2
Electrically operated door. Power and light connected. Workshop area and inspection pit.

OUTSIDE

REAR GARDEN

Approximately a third of an acre plot and the South-Westerly facing gardens are well tended, backing onto open field and not overlooked. Mainly laid to lawn with stocked flower and shrub tree borders. Raised ornamental fishpond and patio area. Enclosed by stone walls and mature trees for extra privacy, leading to the front garden.

FRONT GARDEN

Mainly laid to lawn with shrub tree borders. Enclosed by stone wall.

PARKING

Approached via a five bar gate to sweeping gravel driveway leading to the garaging and to the front of the property.

REAR GARDEN



REAR GARDEN



SERVICES

Main drainage, gas, water and electricity are connected.

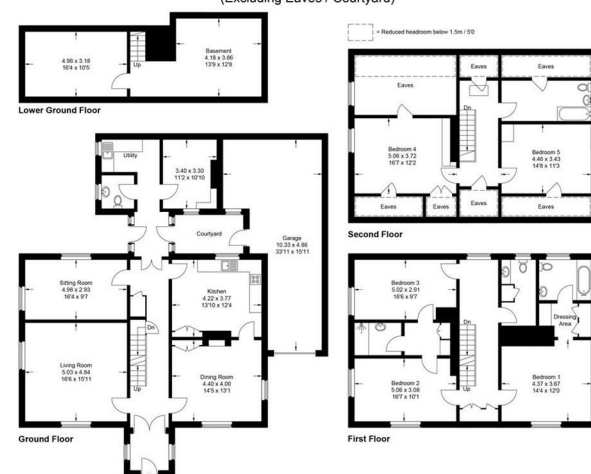
LOCAL AMENITIES

Within the village of Road there are shopping facilities including a Post Office, two newsagents, pharmacy, a garage and a petrol filling station with a Costcutter. There is a Medical Centre, Chemist, Football and Bowls Club, a Public House and the Roadhouse cafe and yoga bar, local schooling includes Roade Primary School in Hartwell Road and Elizabeth Woodville School with sixth form on Stratford Road. M1 Junction 15 is approximately two miles distant, with good shops nearby on the edge of Northampton and in Towcester. Milton Keynes and its railway station are 20 minutes away and the X6 bus route also to Milton Keynes.

HOW TO GET THERE

From Northampton proceed in a southerly direction along the A508 London Road joining the Nene Valley Way dual carriageway leading to junction 15 of the M1 motorway. Continue straight over the M1 and continue on to the village of Road. Proceed over the first roundabout for the village and at the next one turn left onto Northampton Road. Proceed for half a mile, passed the village green onto Hartwell Road and Stone House is along on the right hand side just before the memorial.

Approximate Gross Internal Area
Lower Ground Floor = 39.8 sq m / 428 sq ft
Ground Floor = 120.6 sq m / 1,298 sq ft
First Floor = 92.2 sq m / 992 sq ft
Second Floor = 54.1 sq m / 582 sq ft
Garage = 37 sq m / 398 sq ft
Total = 343.7 sq m / 3,698 sq ft
(Excluding Eaves / Courtyard)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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