

# The Hollies

70 Green Street, Milton Malsor



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# The Hollies

Milton Malsor, Northamptonshire.

A traditional grade II listed country home nestled away in this popular village location.

## Accommodation

Ground Floor: Entrance | Snug | Dining Room | Living room | Cloakroom | Utility/Laundry | 46' Kitchen/dining/family room| 27' Studio/annex | Annex bedroom plus en-suite

First Floor: Bedroom one | Guest bedroom with en-suite | Bedroom three with en-suite | Four-piece family bathroom |

Second Floor: Bedroom four with en-suite | Bedroom five/dressing room

Outside: Triple garage | Two gardens | Parking

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## Description

An attractive grade II listed 17th century stone built detached property with an eyebrow roof line overlooking the green in the popular village of Milton Malsor.

The property has been maintained in excellent condition throughout by the current owners and the property offers a modern day feel with a wealth of character features one would expect from a property of this period. The main focal point of the property is a superb 46' kitchen/dining/family room with a re-fitted kitchen, wood burner and French doors to the gardens. There is also a large self-contained annex that can also have different uses. The accommodation comprises; entrance, snug, dining room with inglenook fireplace, sitting room, inner hall, cloakroom, utility and kitchen/dining/family room on the ground floor. On the first floor are five bedrooms, three with en-suite and a four piece family bathroom. Outside there are two gardens to the property which are well maintained with box hedging and the generous driveway is accessed via electrically operated gates and leads to a triple garage.





















## Gardens and Outbuildings

### OUTSIDE

**SIDE GARDEN** Not overlooked and facing directly South. Mainly laid to lawn with neatly cut box hedgerows, circular paved patio, block paving and stone wall edging. Paved terrace with pergola to the rear boundary. Wrought iron gate to front.

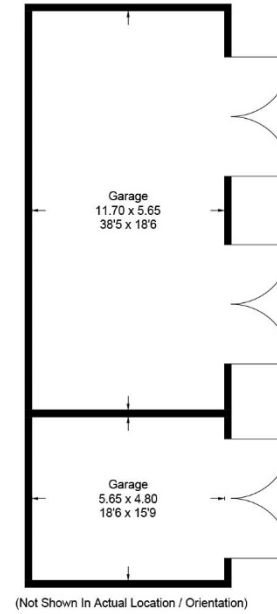
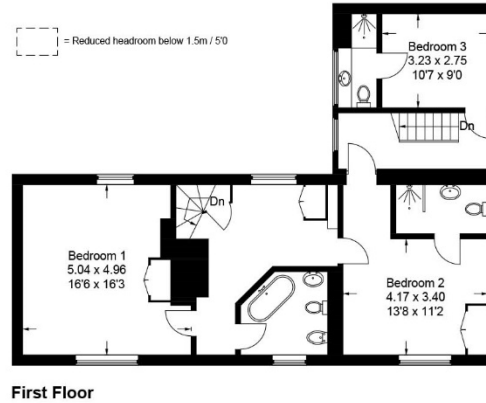
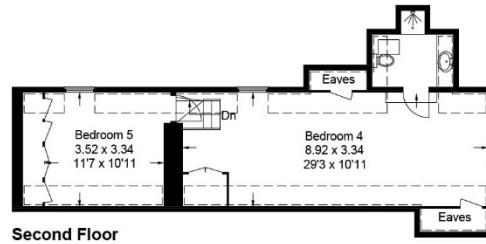
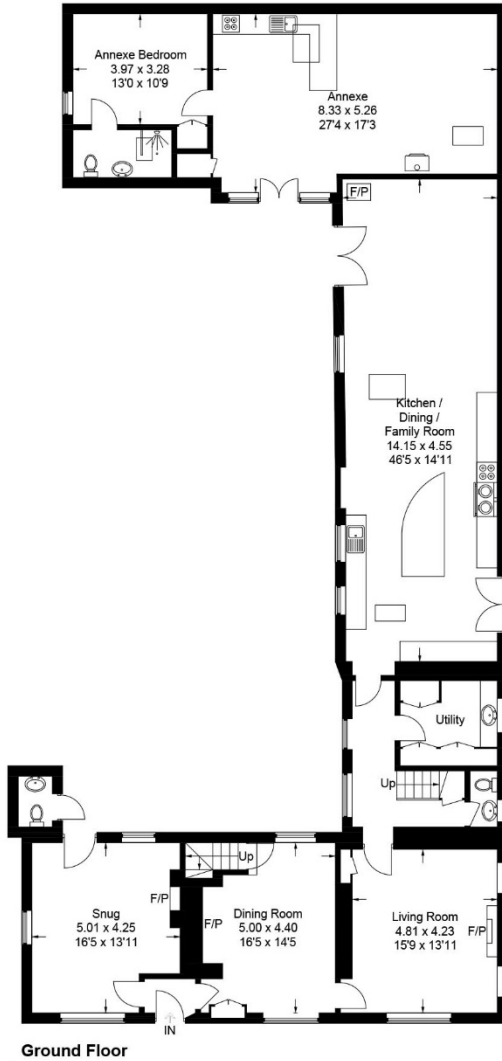
**REAR GARDEN** Landscaped and enclosed garden with extensive patio area off the family area and shared with the annex. Block paving with circular patio and box hedging. Paved terracing with pergola. Access to driveway and garage.

**PARKING** Access via electrically operated wooden gated to driveway leading to triple garage and rear garden. **GARAGING** Triple garage in two sections with a double garage (38'5 x 14'6) and a single garage (18'6 x 15'9). Both with timber swing open doors, power and light connected.





Approximate Gross Internal Area  
 Ground Floor = 155.7 sq m / 1,676 sq ft  
 First Floor = 90.9 sq m / 978 sq ft  
 Second Floor = 53.0 sq m / 570 sq ft  
 Annexe = 61.0 sq m / 657 sq ft  
 Outbuildings = 96.0 sq m / 1,033 sq ft  
 Total = 456.6 sq m / 4,914 sq ft



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.





## Location

**Milton Malsor is a picturesque village located on the South Western outskirts of Northampton. 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**







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