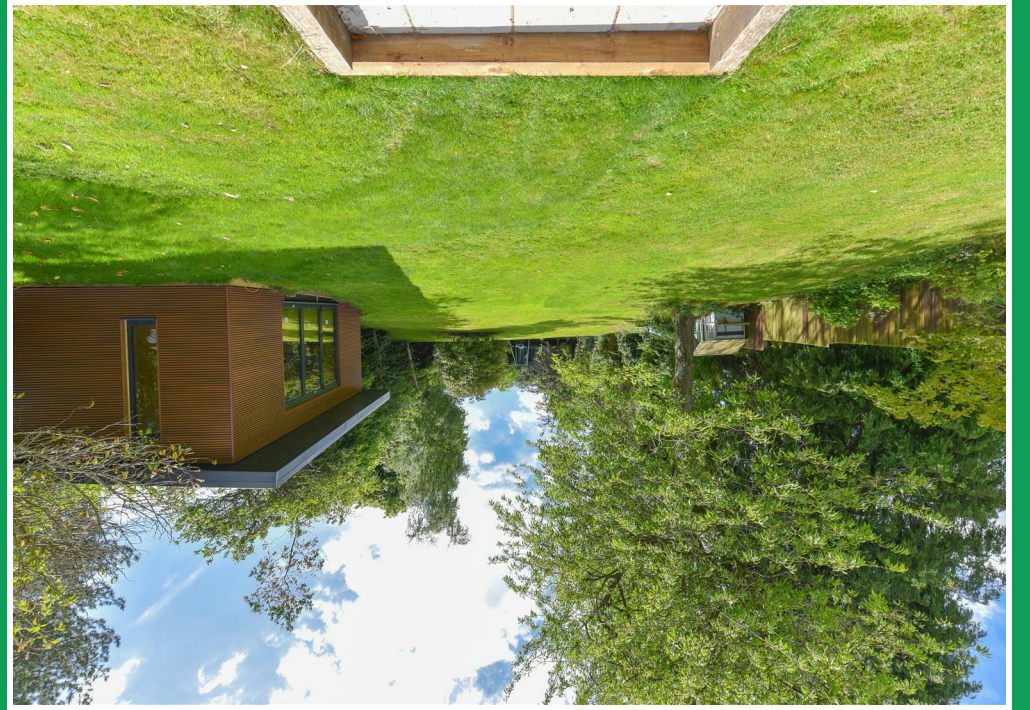


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Brackendale House, Vyse Road, Boughton, Northampton, NN2 8SE

# Brackendale House, Vyse Road, Boughton, Northampton, NN2 8SE

A substantial and elegantly designed five-bedroom detached family residence located in the highly sought-after village of Boughton. This property was thoughtfully extended by its previous owners, resulting in a contemporary interior with exceptional open-plan reception areas and generously sized bedrooms. The accommodation encompasses approximately 2,500 square feet, featuring four reception rooms, a kitchen/breakfast room, a WC, a utility room, and a home office. The expansive 21-foot kitchen/breakfast room was meticulously remodelled and re-fitted in 2019. The house is set within extensive, well-maintained gardens exceeding a quarter of an acre, with a southern-facing rear aspect. Additionally, the property includes a detached double garage and ample off-road parking, offering picturesque views of the open fields at the front.

## Price £800,000 Freehold

### ACCOMMODATION

#### RECEPTION HALL

15'0" x 12'0" maximum

With a stylish solid oak floor, the hall contains the stairs rising to the first floor with understairs storage cupboard and cloaks cupboard with hanging space. Doors give access to:-

#### CLOAKROOM

Comprising a white suite of WC and half counter top wash basin with cupboards under.

#### LOUNGE

28'10" x 13'0"

A spacious room with French doors opening to the rear terrace and garden and an archway connecting to the dining room which gives this a feeling of light and space. There is an open hearth fireplace with a Clearview cast iron log burner and natural oak flooring running through to the dining room.



#### DINING AREA

11'11" x 10'11"

Connecting the main lounge with the garden room and kitchen.



#### GARDEN ROOM

14'11" x 11'8"

Standing at the rear, also with a natural oak floor and a two part vaulted ceiling with Velux rooflights and French doors opening directly to the rear terrace and garden.



#### KITCHEN/BREAKFAST ROOM

21'1" x 17'2"

The remodelled kitchen is a large open plan room with a part vaulted ceiling with Velux roof lights over a polished porcelain tiled floor with shaker floor and wall cabinets and island breakfast bar with Quartz work surfaces. The appliances include a Falcon Range cooker, Hotpoint microwave, Electrolux dishwasher, wine chiller and Electrolux American style fridge freezer. There is a larder cupboard and pan drawers and French doors to the rear garden and panel glazed doors to the garden room. Wall mounted TV point.



#### UTILITY ROOM

7'2" x 6'1"

Leading off the kitchen and fitted with floor and wall cabinets incorporating a Belfast sink unit with natural beech worktops. There is plumbing for a washing machine and a point for a tumble dryer.

#### FAMILY ROOM

11'3" x 8'3"

With a two part ceiling with Velux rooflight over an oak floor, this room has a shelved toy cupboard, two casement window and TV point.

#### OFFICE

10'3" x 6'3"

Again with a natural oak floor and a corner leaded light double glazed window, there is a fitted natural beech work station and fitted shelving.

#### FIRST FLOOR - LANDING

Approached through a staircase rising through a half landing and with roof void access hatch with retractable ladder. Doors leading to:-

#### BEDROOM ONE

20'11" x 13'0"

A spacious room with a wide dormer window overlooking the rear garden to the south, there is a TV point and a door leading to:-



#### SHOWER ROOM EN SUITE

6'9" x 5'6"

With a white suite of limestone tiled shower cubicle with pivot door, WC and vanity wash basin with cupboards under, mirror and spotlights over. There is a stainless steel vertical heated towel rail and electrically operated Velux rooflight.

#### BEDROOM TWO

16'10" x 8'2"

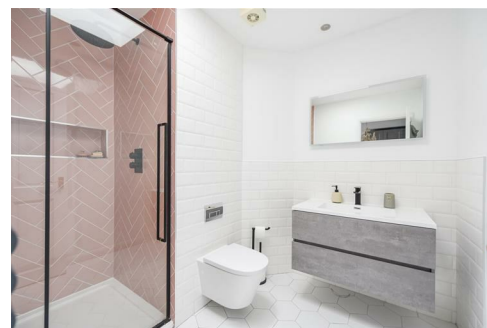
With a two casement window to the front elevation and a door leading to:-



#### SHOWER ROOM EN SUITE

8'8" x 3'3"

With a white suite of ceramic tiled shower cubicle with pivot door, vanity wash basin and WC. There is a stainless steel vertical heated towel rail and a window to the rear elevation.



#### BEDROOM THREE

12'9" x 11'4"

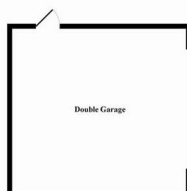
Another double bedroom with fitted work station, shelving and a two casement window overlooking Boughton Park.



#### BEDROOM FOUR

13'4" x 11'8" (max)

An L-shaped room with a wide three casement dormer window overlooking the garden to the rear.



#### BEDROOM FIVE

13'0" x 7'7"

Used as a guest room and with a window to the front elevation.

#### FAMILY BATHROOM

9'5" x 7'11"

With a white suite of twin ended bath with side mixer tap, ceramic tiled shower cubicle, vanity wash basin and WC.

#### OUTSIDE

Brackendale House stands on the south side of Vyse Road opposite Boughton Park with a private block paved drive leading to a parking/turning space in front of the house and the detached double garage. A side pedestrian gate leads to the rear garden.

#### DOUBLE GARAGE

19'00" x 18'00"

With an up and over door, light and power connections and a personal door to the side (garage has been part converted into three sections).

#### REAR GARDEN

Approached by a deep paved sun terrace, there are steps leading through a sleeper wall to the lawn which stretches away from the house on the south side and which is bounded by established screen hedging and small trees giving an excellent degree of privacy. The plot extends in total to approximately 0.27 of an acre. Garden office which has been finished externally but internally incomplete and left to the buyers choice.



#### HOW TO GET THERE

From Northampton town centre proceed in a northerly direction along the A508 Barrack Road leading into the Kingsthorpe Road and through Kingsthorpe. Continue along the A508 Harborough Road and out of the town. At the first roundabout turn right where signposted into Boughton along Vyse Road where the property stands on the right hand side.

#### SERVICES

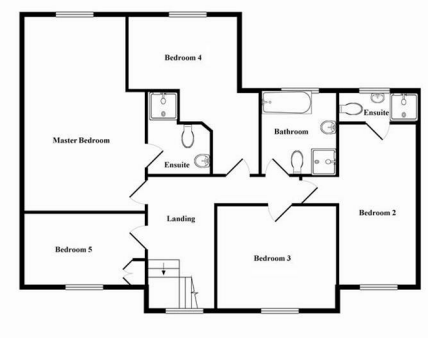
Main drainage, gas, water and electricity are connected. Central heating is through radiators from a Vaillant combination gas fired boiler. (None of these services has been tested).

#### LOCAL AMENITIES

Within the village, there is the Parish Church of St. John The Baptist, the Whyte Melville Public House, Village Hall and a pocket park. Local schooling is at the Boughton Primary School, with secondary education at the Moulton School. There are shopping facilities and a Doctor's Surgery at Whitehills and at Kingsthorpe approximately one and a half miles distant, where there is a Waitrose Supermarket. There are bus services to Northampton town centre.

#### COUNCIL TAX

Daventry District Council - Band F  
AWA Water Charge - Metered Supply



1st Floor

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