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GREENER **Country** HOUSES & COTTAGES



ESTATE AGENTS



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8 Hill House Court, Pattishall, Towcester, NN12 8JN

# 8 Hill House Court, Pattishall, Towcester, NN12 8JN

A substantial stone and brick detached family home pleasantly situated at the end of a quiet cul-de-sac in the heart of the popular Northants village of Pattishall. One of only five detached properties constructed in 1997. The well presented accommodation comprises; entrance porch, entrance hall, cloak room, lounge with multi fuel log burner and stove, dining room, kitchen / family room and study. To the first floor are four double bedrooms with en suite and dressing room to bedroom one and a family bathroom. Outside is a front garden with a gravelled driveway giving off road parking for several vehicles leading to the double garage. The good sized landscaped rear and side garden are mainly laid to lawn and stone patio and enjoys a sunny aspect and high degree of privacy.

## Price £699,950 Freehold

### ACCOMMODATION

#### GROUND FLOOR

##### ENTRANCE PORCH

7'1 x 4'3

Enter via uPVC double glazed front door with obscure glass leaded window, uPVC double glazed window to side, coat hangers and radiator. Door to:-

##### ENTRANCE HALL

19'7 x 8'2 max

Oak flooring, under stairs storage cupboard and stairs to first floor. Double doors to lounge and radiator. Doors to:-

##### CLOAK ROOM

Comprises WC, wash hand basin and vanity unit with storage below. Chrome towel radiator and uPVC double glazed window with obscure glass to rear.

##### LOUNGE

18'3 x 15'4

This triple aspect room has a multi fuel log burner with stone hearth and bricks surround. There is uPVC double glazed windows to rear and side. Wall lights, radiator and uPVC double glazed French doors to garden.



##### DINING ROOM

11'9 x 9'3

Oak flooring, radiator and uPVC double glazed French doors to garden.



##### STUDY

12'0 x 7'8

uPVC double glazed window to side and rear. Radiator.

##### KITCHEN / FAMILY ROOM

19'8 x 15'9

Comprises a refitted range of base and eye level units with roll top work surfaces and central island with granite work tops and breakfast bar. Stainless steel sink and drainer with mixer tap and tiled splashbacks. Appliances include built-in oven and grill, induction hob, extractor, dishwasher and fridge/freezer. Tiled flooring. In the family area there are bifolding double glazed doors to garden and access door to garage and a uPVC double glazed window to front.



#### FIRST FLOOR

##### LANDING

18'3 x 16'8

Airing cupboard housing the hot water tank, loft access and Velux roof window. Doors to:-



##### BEDROOM ONE

18'3 x 9'3

uPVC double glazed window to rear and side. Radiator. Archway to:-



##### DRESSING ROOM

8'7 x 5'8

Comprises a wardrobe with drawers and Velux roof window.

##### EN SUITE

8'7 x 5'1

Comprises WC, wash hand basin and vanity unit with storage below. Chrome towel radiator. It is fully tiled. A new corner shower cubicle with Mira shower, pump fed system and glass centre opening doors. Spotlights, extractor and Velux roof window, under floor heating.



##### BEDROOM TWO

14'6 x 8'2

Built-in triple mirrored wardrobe, radiator, uPVC double glazed window to front.



##### BEDROOM THREE

15'5 x 7'7

uPVC double glazed window to side, radiator and built-in wardrobes with storage above.

##### BEDROOM FOUR

12'0 x 9'4

uPVC double glazed window to side and radiator.



#### DOUBLE GARAGE

Two up and over doors. Larger than normal double garage which is fully carpeted with insulated panels on one of the doors has plumbing for washing machine, butler sink and a range of base and eye level units. Roll top work surfaces and uPVC double glazed door to rear. The garage has a large loft space which could be suitable for conversion to a fifth bedroom if required. There is also a cupboard housing the oil fired boiler. The garage is currently being used for storage, a home gym and storage of a car.

#### AGENTS NOTE

The property has Planning Permission for an additional bedroom with an en suite to be added above the garage. The planning reference for this is S/1996/0176/PR at West Northamptonshire Council.

#### SERVICES

No gas in the village. Water and electric connected. Central heating through the oil fired boiler.

#### COUNCIL TAX

West Northamptonshire Council - Band G.

#### LOCAL AMENITIES

Located approximately four miles from Towcester, Pattishall is surrounded by fields and the village includes Pattishall CE Primary school, Holy Cross Church and a cricket club.

#### HOW TO GET THERE

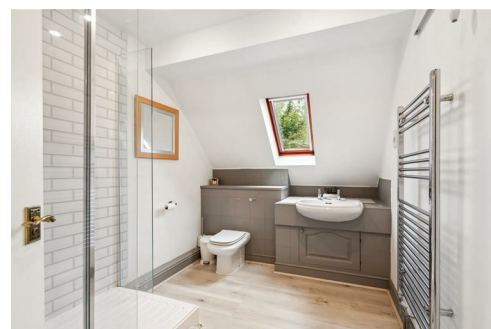
From Northampton town centre proceed in a Southerly direction along the Towcester Road. Upon reaching the Mereway roundabout take the third turning on the left down the A5076 and proceed over the next roundabout. At the second roundabout turn left onto the A5123 and proceed along this road on the A43 until you reach the A43 to Towcester. Upon reaching the Towcester roundabout with the A5 take the third turning on the left and proceed along the A5 and at the next cross junction turn right into Butchers Lane. Proceed into the village and turn left into Church Street. Follow this road round, it leads into Fosters Booth Road and Hillhouse Court can be found along this road on the left hand side.

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#### BATHROOM

11'1 x 7'2

Refitted suite comprising WC, wash hand basin and vanity unit with storage below. Double walk-in electric shower with glass screen and Triton shower. Tiled splashback, spotlights and chrome wall mounted towel radiator. Extractor and Velux window to front.



#### OUTSIDE

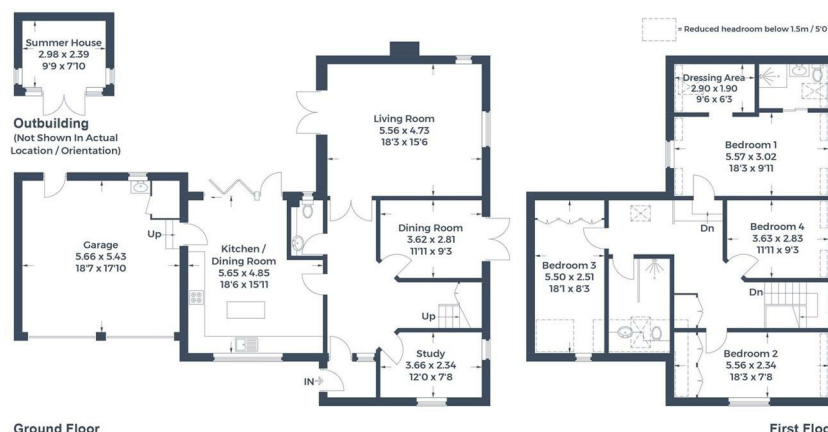
##### FRONT GARDEN

Situated at the end of a private drive there is a gravelled driveway and turning spot giving off road parking for several vehicles and leading to the double garage. Part of the front is enclosed by wood panel fence and brick walling. Outside lighting, mature bushes and trees. Secure gated access to the side. There is also a side garden which has an entertaining space off the dining room with a decked undercover seating area. Flower and shrub borders, artificial lawn and enclosed by wood panel fencing. Second shed and gate to front.

##### REAR GARDEN

The lovely landscaped rear garden with large stone patio area. Remainder of the garden is mainly laid to lawn with flower and shrub borders and mature bushes and trees. Undercover deck seating area, gravel beds, shed and outside tap. The rear garden faces in a Southerly direction enjoying a sunny aspect and high degree of privacy.

Approximate Cross Internal Area  
Ground Floor (Including Garage) = 128.4 sq m / 1,382 sq ft  
First Floor = 94.1 sq m / 1,013 sq ft  
Outbuilding = 7.4 sq m / 80 sq ft  
Total = 229.9 sq m / 2,475 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.  
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