

9 Westleigh Office Park, Northampton, NN3 6BW  
T: 01604 230222 F: 01604 232627  
www.richardgreener.co.uk

GREENER **Country** HOUSES & COTTAGES



ESTATE AGENTS



GREENER **Country** HOUSES & COTTAGES



The Rectory Harlestone Road, Church Brampton, Northampton, NN6 8AU



# The Rectory Harlestone Road, Church Brampton, Northampton, NN6 8AU

The Rectory stands in an elevated position with superb views of open countryside to both front and rear on the outskirts of Church Brampton and comprises a modern detached four bedroomed family house believed to have been constructed in the 1960's. The interior includes three reception rooms, a re-fitted kitchen, laundry room and cloakroom, together with a utility room, store room and an attached single garage. The Rectory stands in gardens extending to approximately 0.6 of an acre containing a variety of fine mature specimen trees.

**Price £895,000 Freehold**

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

7'5 x 3'8

Approached through a panelled entrance door, the hall has a cadenza oak style parquet floor which extends throughout much of the property and there is a panel glazed door opening to:-

#### RECEPTION HALL

12'7 x 7'6

With oak style flooring and containing the stairs rising to the first floor with mahogany stairs rising to the first floor with mahogany hand rail and under stairs storage cupboard. There are doors leading to:-

#### LOUNGE

16'0 x 13'6

With an open hearth tiled fireplace with a window to the side this room has french doors opening to the rear terrace and garden and an opening casement and folding glazed door giving direct access to:-

#### DINING ROOM

15'0 x 12'4

Also with oak flooring and three casement window overlooking the rear garden.



#### STUDY

13'0 x 12'3

A well proportioned room with herringbone parquet flooring and an extensive range of fitted shelving with fitted desk and drawers together with an alcove recess and a window to the front elevation with views beyond.



#### INNER HALL

7'7 x 3'5

With doors to:-

#### CLOAKROOM/WC

9'4 x 5'0 overall

Comprising a separate WC and cloakroom with vanity wash basin and windows to front elevation.

#### KITCHEN

16'1 x 9'2

Fitted with modern floor and wall cabinets with laminated working surfaces incorporating stainless steel sink unit. There is space for cooker and fridge, a fitted stainless steel cooker hood and there are window to the rear elevation, a door to the side hall and a door leading to:-



#### UTILITY ROOM

6'11 x 4'10

Also fitted with floor and wall cabinets with laminated working surfaces incorporating stainless steel sink unit and with plumbing for automatic washing machine and point for tumble dryer.



#### SIDE HALL

11'0 x 7'4

With a picture window to the front elevation and PVCU double glazed french doors opening to the rear terrace and garden. An archway leads to:-

#### STORE ROOM

8'3 x 7'10

With light and power connected and a door leads to:-

#### LAUNDRY ROOM

11'2 x 7'4

With a Belfast sink this room is heated by an electric bar heater, has light and power connections, a window to the rear elevation and an internal door giving direct access to the garage.

#### FIRST FLOOR

#### LANDING

16'9 x 7'4

With window to the front elevation and leading to an inner landing where there is a loft hatch with retractable ladder leading to the substantial loft space.

#### LOFT SPACE

37'7 x 10'6

The loft space may have potential for conversion to additional accommodation subject to planning permission. The Ideal gas fired boiler is located in the loft.

#### BEDROOM ONE

16'0 x 13'5

Containing an open hearth tiled fireplace with window to side there is a three casement window to the rear elevation overlooking the garden and permanent pasture beyond.



#### BEDROOM TWO

14'11 x 12'2

With twin fitted wardrobes and a three casement window to the rear elevation overlooking the gardens and fields beyond.



#### BEDROOM THREE

13'0 x 12'4

With a built in wall cupboard this room has a three casement window to the front elevation overlooking the driveway and countryside beyond.

#### BEDROOM FOUR

12'3 x 9'2

With a three casement window to the rear elevation and a window the side elevation.

#### BOX ROOM

7'0 x 4'10

With a window to the front elevation.

#### BATHROOM

9'3 x 8'7

Fitted with a white suite of acrylic bath on ball and claw feet with integrated shower over and pivot glazed shower screen, vanity wash basin with cupboards under and shaver socket over and there is a WC. The bathroom is ceramic tiled to splash areas and has windows to the front and side elevations.



#### OUTSIDE

The Rectory is approached from the Harlestone Road through a five bar gate leading to a private tarmac drive which is flanked on either side by established gardens containing a variety of mature trees including a superb specimen Oak, Holly and Beech tree. The driveway terminates in a parking/turning area in front of the house and the attached garage.

#### GARAGE

17'9 x 10'0

Constructed of brick with a pitched tiled roof approached through an up and over door, there are light and power connections and an internal door to the laundry.

#### REAR GARDEN

Approached by a paved terrace the rear garden is laid to lawn and contains a superb specimen Cedar tree together with a tall mature Fir and other established smaller trees and shrubs. The garden is bounded in part by an established brick wall, close boarded fencing and an established hedge to the rear beyond which it backs directly onto open farmland.



#### REFURBISHMENT

The property was formerly the parsonage house to the United Benefice of Church Brampton, The Harlestons and East Haddon and has been refurbished following an insurance claim after a burst pipe caused extensive damage.

#### SERVICES

Main drainage, water and electricity are connected. Central heating is through an Ideal gas fired combination boiler also providing domestic hot water.

#### COUNCIL TAX

West Northamptonshire Council - Band G

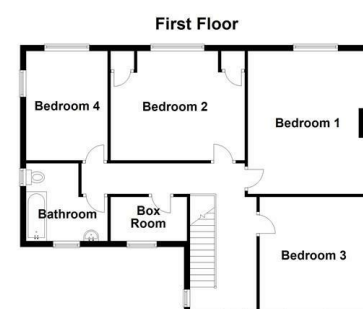
#### LOCAL AMENITIES

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.

#### 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 and proceed down the hill passing the Parish Church of St Botolph's and the entrance to The Rectory is the last on the left hand side.

DOIRG25072024/9930



Not to scale. For illustrative purposes only