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415 Wellingborough Road, Abington, Northampton, Northamptonshire, NN1 4EY



# 415 Wellingborough Road, Abington, Northampton, Northamptonshire, NN1 4EY

This outstanding early 20th Century period four storey house stands in an enviable location directly overlooking Abington Park with accommodation of approximately 3,360 square feet including six bedrooms, two bathrooms, four reception rooms and a basement kitchen/breakfast room and dining room. This exceptional house retains a wealth of original features including leaded light stained glass windows, the original staircase, cast iron open hearth fireplaces to numerous rooms and high corniced ceilings typical of the period. Externally there is an unusual roof terrace overlooking the walled garden which offers a high degree of privacy and which can be approached by a vehicle access to the rear.

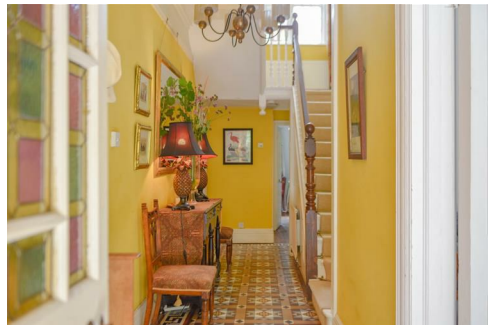
## Price £685,000 Freehold

### ACCOMMODATION

#### GROUND FLOOR

##### ENTRANCE HALL

4'7 x 3'9  
Approached through a recessed porch through a door with a leaded light stained glass panel then through a further door with leaded light stained glass opening to:-



##### RECEPTION HALL

23'0 x 4'7  
With an original mosaic tiled floor the hall contains the stairs rising to the first floor with turn spindles and under stairs access to the basement. Panelled doors lead to:-

##### MORNING ROOM

16'9 x 12'1  
With a large three casement sliding sash bay window to the front elevation there is a corniced ceiling and picture rail and a door leading to a passage to the utility room.

##### CLOAKROOM

6'8 x 6'0  
Approached via a lobby to the rear of the reception hall and with a hardwood parquet floor there is a Savoy suite of WC and wash basin together with column radiator and window to the rear elevation.

##### SITTING ROOM

13'1 x 12'7  
With a corniced ceiling and herringbone parquet flooring there is a cast iron log burner on a tiled hearth with cupboards and drawers to the side, a sliding sash window and an Alice door which opens to the rear garden. A further door leads to:-

##### DRAWING ROOM

16'2 x 14'2  
A well proportioned room with two sliding sash windows to the front elevation and an attractive open hearth cast iron fireplace with mahogany pillars and over mantle as the focal point of the room.



##### STUDY

10'1 x 9'10  
Located at the rear of the house also with a hardwood parquet floor and french doors opening to the garden.

##### UTILITY ROOM

9'1 x 7'2  
With natural oak work surfaces and drainer this room has a Belfast sink and ceramic tiled floor and could double as a kitchenette connected to the ground floor shower room and morning room for independent relative living. There is plumbing for automatic washing machine and a door leads to:-

##### GARDEN ROOM

17'2 x 8'10  
Housing the gas fired boiler within a cupboard there is a ceramic tiled floor beneath a mono pitch polycarbonate roof and PVC window and door open to the rear garden.

#### BASEMENT

##### KITCHEN/BREAKFAST ROOM

13'8 x 12'2  
Fitted with shaker style floor cabinets with polished granite work surfaces incorporating a twin Belfast sink unit with mixer tap over and a Rangemaster Range Cooker with six place gas hob beneath a cooker hood. There is a bay window with brick shelf to the front elevation, a built in meter cupboard, ceramic tiled flooring and a short passage leading to:-



##### LARDER

10'0 x 4'6  
Also with ceramic tiled floor, marble cold shelf and ample space for fridge and freezer.

##### DINING ROOM

16'0 x 14'3  
With exposed brick chimney breast and brick statement wall there is a PVCU window and door opening to an external staircase to the front garden allowing independent access.



#### FIRST FLOOR

##### LANDING

9'9 x 7'5  
Approached through a half landing with leaded light stained glass windows to the rear elevation the central landing contains the stairs rising to the second floor and measures 13'6 x 7'1. Doors lead to:-

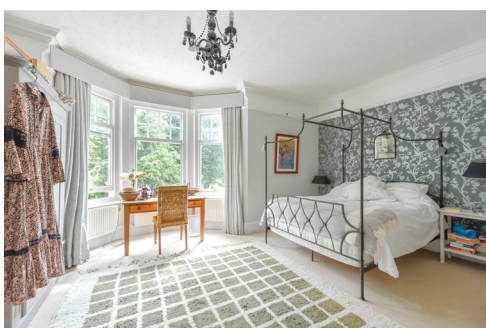
##### BEDROOM ONE

16'5 x 14'0  
Again with an open hearth cast iron fireplace with tiled slips and alcove recess there are sliding sash windows to the front elevation overlooking Abington Park.



##### BEDROOM TWO

17'3 x 17'0 maximum  
An L shaped room with a corner open hearth fireplace with over mantle and there is a three casement sliding sash bay window to the front overlooking Abington Park.



##### BEDROOM THREE

13'1 x 13'0  
With LVT flooring and built in linen cupboard and store there is a sliding sash window and a door opening to a rear roof terrace which measures 17'0 x 10'0 and which can be approached by an external staircase.

##### BATHROOM

9'0 x 8'7  
Comprising a white suite of slipper bath on ball and claw feet with mixer tap/shower, this room has a panelled dado and ceramic tiled shower cubicle, pedestal wash basin and WC. There is a heated towel rail and windows to the rear elevation.



#### SECOND FLOOR

##### LANDING

11'9 x 7'6  
Again approached through a half landing by the winding staircase there is a roof void access hatch and panelled doors lead:-

##### BEDROOM FOUR

17'4 x 15'4  
A room with generous proportions also with open hearth cast iron fireplace and four casement panelled glazed window to the front elevation overlooking the park.



##### BEDROOM FIVE

15'8 x 13'0  
Again with cast iron open hearth fireplace there are twin eaves storage cupboards either side with a dormer window to the front elevation.

##### BEDROOM SIX

14'0 x 12'10  
Another spacious double room with open-hearth cast iron fireplace and dormer window to the rear elevation.

##### BATHROOM

11'7 x 9'1  
Also with a panelled dado and white suite of slipper bath on ball and claw feet, ceramic tiled shower cubicle, pedestal wash basin, WC and with heated towel rail. There is a Velux roof light to the rear.

#### OUTSIDE

The house stands back from the Wellingborough Road behind wrought iron railings above a low brick wall with stone coping and the front garden is laid to pea gravel terracing with a pathway leading to the front door and to the external staircase to the basement.



#### REAR GARDEN

Approached by a paved terrace the walled rear garden is laid to lawn with well stocked flower borders and blue brick pathways leading to a pedestrian gate to the rear. There is an octagonal summer house on a sun deck with gravelled terrace to the side and external lighting and there is a timber store and log store.

#### PLANNING

The property stands within the Abington Park conservation area and although it is not listed it is noted in the area assessment as a distinguished property whose architecture refers to the so called Bedford Park Style after the widely influential London suburb.

#### SERVICES

Main drainage, gas, water and electricity are connected. Central heating is through radiators from an Atmos multi combination gas fired boiler.

#### COUNCIL TAX

West Northamptonshire Council - Band F

#### LOCAL AMENITIES

There are a variety of shops, restaurants and public houses and a number of niche retail outlets along the nearby Wellingborough Road. Northampton town centre is approximately one mile distant and the property is conveniently placed for access to Northampton General and St Andrews Hospitals. The Northampton School for Boys is also within walking distance.



Not to scale. For illustrative purposes only