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GREENER **Country** HOUSES & COTTAGES



ESTATE AGENTS



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5 Pine Court, Little Brington, Northampton, NN7 4EZ

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This fine individual modern detached house has been refurbished by the present owners to include refitting of the kitchen/breakfast room and remodelling of the family bathroom and refitting of both this and the shower ensuite. The four bedroomed interior includes three reception rooms together with a superb garden room with a vaulted ceiling which is open plan to the kitchen/breakfast room. The house stands in a truly enviable location in private gardens in excess of one third of an acre with direct views across open countryside towards Althorp House.

Price £825,000 Freehold

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL
11'10 x 8'6

The hipped roof hall is constructed of limed timber with double glazed picture windows and a ceramic tiled floor and double leaf glazed doors lead from here to:-

RECEPTION HALL
12'3 x 10'2

Also with refitted ceramic tiled flooring which runs through to the kitchen/breakfast room, the hall has solid hardwood oak doors which lead to the family room, cloakroom and study and the stairs rise to the first floor.

CLOAKROOM
3'6 x 5'0

With a white suite of corner vanity wash basin with cupboards under and WC.

FAMILY ROOM
20'8 x 12'6

A spacious room with a deep silled five bay casement window to the front elevation there is a coved ceiling and TV point and a window overlooking the rear garden.



KITCHEN/BREAKFAST ROOM
19'8 x 10'0

Refitted in 2018 the kitchen area contains floor and wall cabinets with polished granite work surfaces incorporating a Franke under slung one and a half bowl stainless steel sink unit and integrated appliances comprising the Neff eye level self cleaning oven and microwave, integrated larder fridge and freezer and integrated Neff automatic dishwasher. There is also a Neff induction hob beneath a stainless steel cooker hood and this area is open plan to the breakfast room which leads into the:-



GARDEN ROOM
25'0 x 15'9

Incorporating the breakfast room with ceramic tiled flooring the garden room has a superb vaulted ceiling in limed timber with Velux roof light, picture windows and french doors opening to the rear terrace and garden.



UTILITY ROOM
7'9 x 7'8

With floor and wall cabinets and hardwood oak work surface together with ceramic floor there is a broom cupboard, plumbing for automatic washing machine and point for tumble dryer. Window to front elevation.

LOUNGE
18'8 x 16'2

With a high vaulted ceiling with twin velux roof lights there is a terracotta tiled floor with under floor heating and a statement brick wall to the gable with twin lancet windows. A picture window and french doors open to a walled courtyard and two further windows overlook the rear garden.

FIRST FLOOR

LANDING
17'2 x 3'0

With roof void access hatch with retractable ladder there are doors leading to:-

MASTER BEDROOM SUITE

BEDROOM ONE
13'7 x 13'4

With coved ceiling and range of fitted wardrobes to one wall with shelving and hanging space there is a three casement window overlooking the rear garden and countryside views beyond. A door leads to:-



SHOWER ROOM ENSUITE
7'3 x 6'9

Refitted with stylish ceramic tiling to floor and walls a shower suite with fixer rain shower and adjustable height shower, WC with concealed cistern and vanity wash basin with cupboards under. There is a mirror fronted cabinets with integral lighting and a window to the side elevation.



BEDROOM TWO
11'9 x 10'5

With a wardrobe recess there is a three casement window overlooking the rear garden with superb views beyond.

BEDROOM THREE
10'5 x 10'5

Also with a two casement window to the rear elevation.



BEDROOM FOUR
12'8 x 8'0

With a wardrobe recess and two casement window to the front elevation.

FAMILY BATHROOM
8'2 x 6'8

Refitted with high quality ceramic tiling to floor and walls and a white suite of panelled bath, vanity wash basin and WC with concealed cistern. There is a recessed shower cubicle and a fitted wall mirror and integral lighting and shaver socket.

OUTSIDE

The house is approached by a gravelled drive with ample parking and turning space flanked by established laurel and mixed hedging, the driveway leading to a detached double garage block and the house standing behind an area of lawn. Adjacent to the garage there is a walled courtyard which in turn gives access to the rear garden.

DOUBLE GARAGE
16'5 x 16'5

With a pitched roof and approached through twin up and over doors there are light and power connections.

REAR GARDEN

Approached by a pedestrian access from the courtyard this leads to a fenced enclosure with timber store and potting shed, this area formally used as a poultry run within close boarded fencing. The rear garden is approached by a pathway and terracing and is largely laid to lawn surrounded by established tall mature hedges and trees including two superb specimen scots pines and well kept borders where there are secret walk ways behind the shrubs on either side of the garden, one of which leads through a pergola to a sunken fish pond and seating area. The garden backs onto the former Althorp carriage drive and beyond this there is a huge expanse of open countryside with spectacular views of Althorp House.



SERVICES

Main drainage, water and electricity are connected. Central heating is through radiators from a Worcester Green Star oil fired boiler with under floor heating to the lounge and domestic hot water provided by a Megafllo mains pressure unvented hot water cylinder with electric immersion heater.

COUNCIL TAX

West Northants Council - Band G

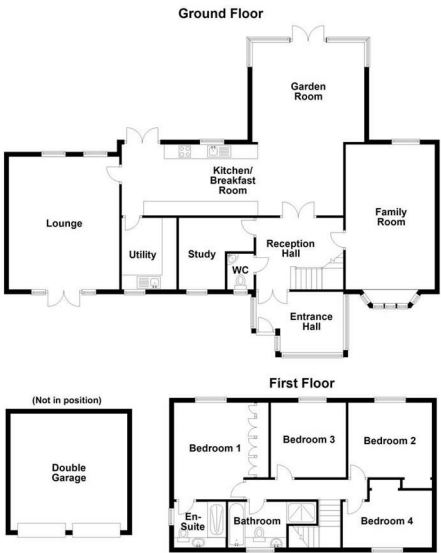
LOCAL AMENITIES

Within the village of Little Brington there is a General Store, the Saracens Head Public House, and the Brington County Primary School. Secondary education is available at Bugbrooke, Campion School and at nearby Great Brington there is the Parish Church, The Althorp Coaching Inn Public House, A Village Reading Room, Post Office/Stores and a Village Recreation Ground. The Bringtons were awarded best small village in Northamptonshire 2013.

HOW TO GET THERE

From Northampton follow the A4500 Weedon Road from sixfields onto the dual carriageway and at the roundabout junction at Kislingbury take the third exit onto Sandy Lane and follow this road to the next mini roundabout and turn left onto the Nobottle Road. Continue on through the village of Nobottle and then take the second turning right signposted to Little Brington. Follow the road into the village and take the first turning on the right hand side into Pine Court and continue to the end of the cul-de-sac.

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Not to scale. For illustrative purposes only