

Rushworth

Church Farm, Church Brampton



RICHARD  GREENER



Rushworth, Church Farm,

Church Brampton

£1,200,000

A traditional family home sat on the edge of one of
the most sort after villages.

Accommodation

Ground Floor: Reception Hall | Living Room | Family Room |
Cloakroom | Kitchen/Breakfast/Dining Room | Conservatory |
Utility | Study

First Floor: Landing | Master Bedroom Suite | Dressing Room
Ensuite | Bedroom Two | Shower Room Ensuite | Bedroom Three |
Bedroom Four | Shower Room

Outside: Double Garage | Garden House

2,850 square feet
0.35 of an acre

RICHARD  GREENER

9 Westleigh Office Park, Moulton Park,
Northampton, NN3 6BW
www.richardgreener.co.uk



Description

This exceptional individual detached house is constructed largely of stone and was built in 1998 to a design by the present owner. The property offers accommodation extending to 2,850 square feet with a four bedroomed interior including master and guest room suites together with three spacious reception rooms and a large kitchen/breakfast room opening directly to a Vale Garden House.

Externally Rushworth stands in established private gardens of approximately 0.35 of an acre together with an attached double garage and backs directly into a small orchard with open pasture beyond.

The house stands in an idyllic location on the outskirts of this high premium sought after village within walking distance of Northamptonshire County Golf Club.











Outside

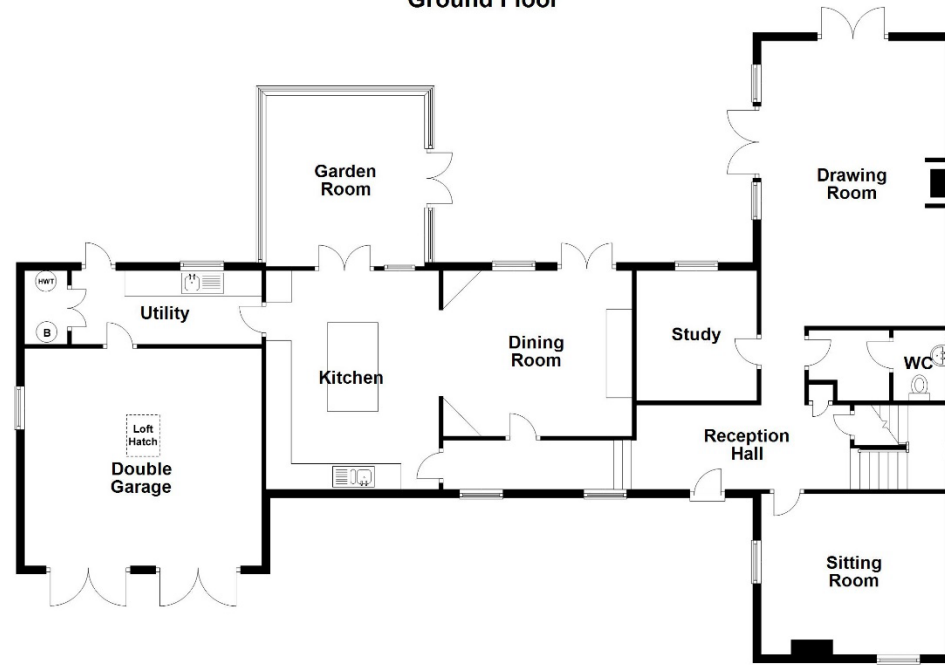
Rushworth is approached by a tarmac driveway leading to the stables at the end of the lane. The driveway turns left into a gravelled drive serving Rushworth and the adjoining properties and proceeds through a brick boundary wall into the private drive-in front of the house and attached double garage. There are further lawns and well stocked flower borders and the driveway provides ample parking and turning space for several vehicles.

Rear Garden

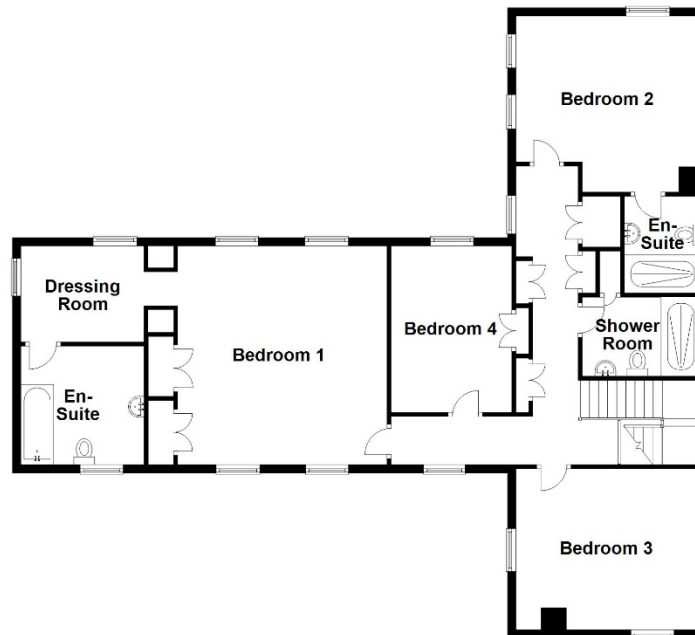
Approached by a paved terrace from the garden room also giving access to a very attractive Alitex greenhouse (measuring 12'8 x 9'1). The lawns stretch away from the house bounded by well stocked flower borders and established mixed hedging in front of post and rail fencing and the shrubs, trees and hedges provide an excellent degree of privacy. An archway leads to a further area of garden where there is an established young Oak tree, Robinia and Silver Birch and the far boundary backs onto an orchard with open fields beyond.



Ground Floor



First Floor



Not to scale. For illustrative purposes only



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. Take the first exit left at the new roundabout leading across the river to a further roundabout and then take the second exit signposted towards Church Brampton and proceed up the hill entering the village along Sandy Lane. At the junction with Harlestone Road continue straight on signposted towards East Haddon into the Holdenby Road and then take the first turning on the right into Stable Lane and proceed to the end and then bear left where Rushworth stands on the right-hand side.



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 Spratton Hall, Oakham, Uppingham, Oundle, Rugby and Wellingborough.



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