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GREENER **Country** HOUSES & COTTAGES



ESTATE AGENTS



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67 High Street, Collingtree, Northampton, NN4 0NE

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This very attractive period stone and brick house offers five bedroomed accommodation arranged over three floors and stands in extensive lawned gardens together with a detached double garage block with studio over which may have potential for conversion to an annexe. The house retains a wealth of character features including exposed beams and window seats and the ground floor includes two reception rooms, a large reception hall, kitchen/breakfast room and cloakroom. The sellers have obtained planning permission to widen and extend the vehicle access to the drive.

Price £625,000 Freehold

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

14'2 x 10'8

This very spacious entrance is approached through a panelled front door and contains the stairs rising to the first floor with understairs cupboard and side shelved cupboards. There is a two casement window to the front elevation and a door leading to:-

LOUNGE

18'0 x 14'3

A well proportioned room with an exposed pine floor beneath a cross beamed ceiling, the focal point is the open hearth stone fireplace with brick back. There are column radiators, a three casement window to the front elevation with window seat and french doors opening to the garden.



DINING ROOM

15'9 x 10'0

Also with an open hearth fireplace with tiled back and cast iron log burner there is a window to the front elevation and this room is connected to:-



KITCHEN/BREAKFAST ROOM

15'7 x 13'8

Fitted with shaker style floor and wall cabinets with one and a half bowl stainless steel sink unit there is a Rangemaster Range Cooker with two ovens, grill and a five place gas hob beneath a cooker hood. There is plumbing for automatic dishwasher and a back staircase rises to the first floor with understairs storage cupboard.

CLOAKROOM

4'10 x 2'8

Comprising a white suite with WC and wash basin.

SIDE HALL

12'9 x 7'3

With a built in boiler cupboard housing the gas fired boiler and hot water cylinder. French doors open to a south facing terrace which leads to the lawns beyond.

FIRST FLOOR

LANDING

With the stairs rising to the second floor and with doors leading to:-

BEDROOM ONE

13'3 x 11'2

With boxed window seat and sliding sash window to the front elevation there are fitted wardrobes with shelving and hanging space and an archway to:-



SHOWER ROOM ENSUITE

7'3 x 2'7

With a ceramic tiled shower cubicle and vanity wash basin with shelves under.



BEDROOM TWO

13'9 x 13'0

Also accessible from the back staircase this room has a sliding sash window to the front elevation and a further window overlooking the south facing lawn. There is a fitted cupboard.



BEDROOM THREE

12'0 x 11'0

With exposed ceiling beams this room has a window seat and three casement led light style double glazed window to the front elevation and there is a built in closet.

BEDROOM FOUR

11'10 x 11'2

With exposed ceiling beam, cast iron fireplace (not in use) and led light style double glazed window with window seat to the front elevation.



SHOWER ROOM

7'1 x 5'5

Comprising a white suite of ceramic tiled shower cubicle with pivot door, WC and wash basin with mixer tap over. There is a ceramic tiled dado and two casement window to the front elevation.

SECOND FLOOR

LANDING

11'0 x 6'4

The central landing has exposed purlin timbers and ledged doors lead to:-

BEDROOM FIVE

12'1 x 11'5

With painted brick chimney breast this room has a vaulted ceiling, dormer window to the front elevation, low level gable window and a fitted wardrobe with shelving and hanging space.

STUDIO ROOM

18'3 x 11'6

Approached by an external spiral staircase this room has dormer windows to both front and rear elevations and would prove ideal for use as a work from home office or studio.



GARDENS

The west facing garden at the front property is bounded by established hedging and is largely laid to lawn and on the south side of the house there is a level terrace with steps leading down to the south facing gardens which are again laid to lawn bounded by established brick walls and close boarded fencing and the focal point is a tall mature silver birch tree. This garden provides a very high degree of privacy.

SERVICES

Main drainage, gas, water and electricity are connected. Central heating is through radiators from a Glow-worm gas fired boiler also providing domestic hot water through a mains pressure unvented cylinder.

COUNCIL TAX

West Northamptonshire Council - Band F

LOCAL AMENITIES

Within the village there is the Wooden Walls Public House, the Church and a tennis/cricket club. On the outskirts of the village are the Collingtree Park Golf Course and Restaurant and the Hilton Hotel and Restaurant which also has a fitness club (including swimming pool). There is a grant maintained Church of England Primary School. (References to schools should not be taken to mean that the property concerned is within the school catchment nor that the schools mentioned have places available).

HOW TO GET THERE

From Northampton town centre proceed in a southerly direction along the A508 London Road to the roundabout junction with the A45 Nene Valley Way. Take the fourth exit onto the dual carriageway signposted towards the M1 junction 15 and past the village of Wootton on the left hand side. Continue to junction 15 and proceed over the Motorway keeping in the right hand lane and return over the Motorway signposted Northampton and then take the first filter left signposted to Collingtree. On entering the village along Watering Lane proceed to the junction with High Street and turn left and then proceed towards the end of the High Street where the entrance to number 67 stands on the left hand side.

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BATHROOM

10'3 x 9'0

With a stylish white suite of twin ended free standing bath with side mixer tap, quadrant shower cubicle, vanity wash basin and WC. There are ceramic tiled walls including a statement wall and dormer window to front elevation.



OUTSIDE

The property is approached from High Street along a private drive which is shared by three properties and this terminates in a private concrete drive leading to the detached garage block which is constructed of stone and brick comprising:-

GARAGE

18'10 x 14'10

Approached through double leaf doors.



Not to scale. For illustrative purposes only