

# The Garden House

Golf Lane, Church Brampton



RICHARD  GREENER







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£1,695,000

This outstanding individual modern detached house stands in gardens of approximately one third of an acre.

## Accommodation

Ground Floor: Reception Hall | Living Room | Family Room | Cloakroom | Kitchen/Breakfast/Sitting Room | Pantry | Cinema Room | Office | Utility/Boot Room

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

Second Floor: Landing | Bedroom Five | Shower Room Ensuite

Outside: Double Garage | Boiler Room

4,200 square feet

**RICHARD**  **GREENER**

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## Description

This outstanding individual modern detached house stands in gardens of approximately one third of an acre offering exceptional high quality accommodation of approximately 4,200 square feet with five bedrooms each with ensuite facilities.

The interior has been extensively refurbished by the present owners in the past two years to include remodelling of the kitchen/breakfast room to provide a superb open plan space measuring 30 feet by 26 feet together with three spacious reception rooms and cinema room.

The house stands in an idyllic location on the outskirts of this high premium sought after village within 200 meters of Northamptonshire County Golf Club.



















## Outside

Garden House stands back from Golf Lane behind a deep front garden bounded by wrought iron fencing with electrically operated double leaf gates opening to a central tarmac drive flanked on either side by tall mature beech trees. The drive leads to a parking/turning space large enough for several vehicles in front of the integral double garage and there is an area of lawn and well stocked rose borders, the boundaries being of beech hedging and close boarded fencing. There are pedestrian gates either side of the house leading to the rear garden.

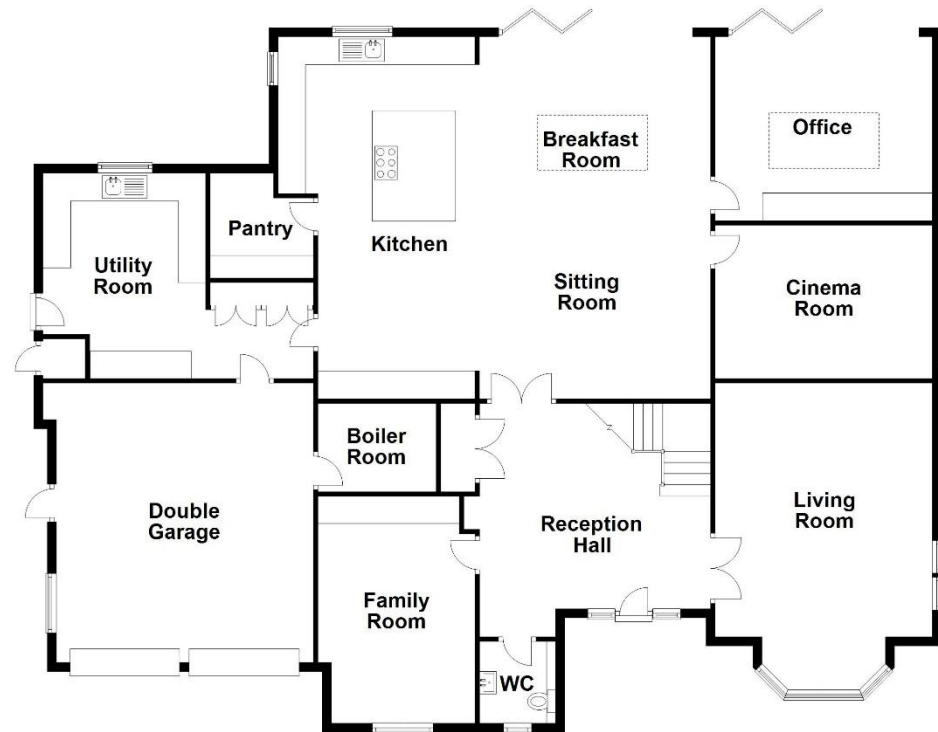
## Rear Garden

The west facing rear garden is a haven of privacy bounded by a high brick wall with mature trees beyond and approached by a wide paved terrace with a step down to the level lawn beyond which there is a pergola walkway. The outbuildings including an integral implement store and two further store rooms measuring approximately 6'6 x 6'0 each. There are well stocked flower borders and established shrubs and the garden provides absolute privacy not overlooked by any neighbouring properties.





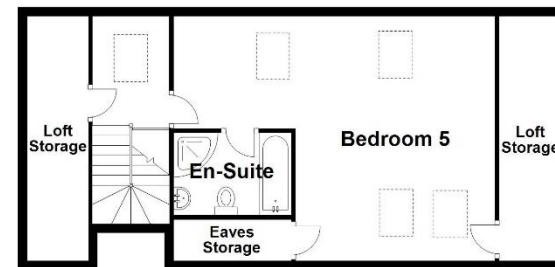
**Ground Floor**



**First Floor**



**Second 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. 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 turn immediately left into Golf Lane and the property 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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