



ESTATE AGENTS



GREENER **Country** HOUSES & COTTAGES



6 Bugbrooke Road, Gayton, Northampton, NN7 3EU

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This fine individual modern detached five bedroomed family house has been in the ownership of the vendors for some thirty seven years, the original house having been extended in 1998 and again in 2019. The interior includes two ground floor reception rooms with a superb 22' long kitchen/breakfast room together with a ground floor bedroom suite with wet room. On the first floor there are four further bedrooms, two with ensuite facilities, as well as a study. The house stands in private lawned gardens which extend in total to approximately a quarter of an acre together with a kitchen garden and greenhouse. The property enjoys countryside views over the surrounding farmland at the rear.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

7'8 x 5'4

Approached through a PVCU front door the hall is ceramic tiled, door to cloakroom, a glazed screen and oak door leading to:-

#### RECEPTION HALL

10'5 x 8'4

Containing the stairs rising to the first floor with glazed balustrade and doors leading to the principal reception rooms and the ground floor bedroom suite.



#### CLOAKROOM

With a white suite of WC with concealed cistern and wash basin on polished quartz worktop and window to front elevation.

#### LOUNGE

16'6 x 14'10

With hardwood oak flooring this room has a coved ceiling, wall lights and TV point and there is a three casement window to the front elevation. An archway links to the dining room and adjacent to this there is a wall mounted glass fronted gas living flame log fire which also connects through to the dining room.



#### DINING ROOM

22'10 x 9'9

Again with hardwood oak flooring this room has a two part coved ceiling and there are two french doors opening to the rear terrace and garden. A door links to:-



#### KITCHEN/BREAKFAST ROOM

22'3 x 14'8

A very spacious open plan area, the kitchen fitted with hardwood beech fronted floor and wall cabinets, polished granite work surfaces incorporating an underslung one and a half bowl sink unit and Mercury stainless steel Range Cooker with five place gas hob and cooker hood over. There is a built in Bosch dishwasher, larder fridge and freezer and an island unit incorporating a breakfast bar with polished granite surface. A window overlooks the rear garden and a door gives access to the terrace, a further door leading to:-



#### UTILITY ROOM

8'10 x 5'6

Fitted floor cabinets incorporating a stainless steel sink unit and under worktop space for tumble dryer and washing machine. There is also a recess for an upright freezer. A door leads to the rear garden.

#### BEDROOM

14'5 x 11'5

With a built in wardrobe and under stairs storage cupboard this room also houses a utilities cupboard. There is a three casement window to the front elevation and a door leading to:-

#### WET ROOM ENSUITE

Ceramic tiled floor and walls with a Mira power shower, wash basin, WC and a vertical heated towel rail as well as window to side elevation.

#### FIRST FLOOR

#### LANDING

Approached by a split staircase from a half landing and giving access to: -

#### MASTER BEDROOM SUITE

#### BEDROOM ONE

14'10 x 14'8

With three casement window to the rear elevation and windows to both sides there is a range of fitted wardrobes, fitted cupboards and drawers as well as bed side tables. There are views over the rear garden and fields beyond.



#### SHOWER ROOM ENSUITE

6'9 x 5'6

A white suite of quadrant shower cubicle, Heritage pedestal wash basin and WC. There is a vertical heated towel and top lit mirror and shaver socket.



#### BEDROOM TWO

16'7 x 14'8

With a vaulted ceiling and twin Velux roof lights to the front elevation there is a window at the side overlooking the kitchen garden.



#### SHOWER ROOM ENSUITE

6'3 x 5'3

With white suite of quadrant shower, vanity wash basin and WC with concealed cistern. There is a shaver socket/mirror and window to the side elevation.

#### BEDROOM THREE

14'1 x 12'3

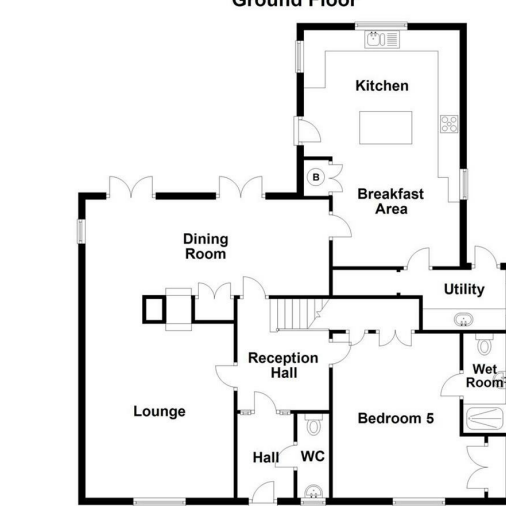
A three casement window to the front elevation, this room has an alcove recess with fitted shelving.



#### BEDROOM FOUR

14'2 x 12'3

With a three casement window to the rear elevation overlooking the garden and fields beyond.



#### STUDY

8'9 x 8'4

With laminate flooring, fitted shelving and two casement window to the front elevation.

#### FAMILY BATHROOM

11'7 x 6'8

Comprising a white suite of Whirlpool bath and wash basin with half counter top cupboards under together with WC with concealed cistern. There is a ceramic tiled Aqualisa shower suite, stainless steel vertical heated towel rail and two windows to the rear elevation.

#### OUTSIDE

The house stands back from the Bugbrooke Road behind an open plan front garden with a private gravelled drive leading to parking and turning space into the front by established flower borders with mature shrubs and a lawn with a pollarded tree. There is a wall at the side of the property screening the kitchen garden and there is a side pedestrian gate.

#### REAR GARDEN

Approached by a paved terrace the garden is laid to lawn with flower borders and bounded by close boarded fencing. On the eastern side of the property there is a kitchen garden where there is also an aluminium framed greenhouse and a timber garden store.



#### SERVICES

Main drainage, gas, water and electricity are connected. Central heating is through a Glow-worm gas fired boiler replaced some three and a half years ago also providing domestic hot water. The property is fitted with a security alarm, CCTV system and solar panels which generate a feeding tariff of £1,000 per annum.

#### COUNCIL TAX

West Northamptonshire Council - Band D

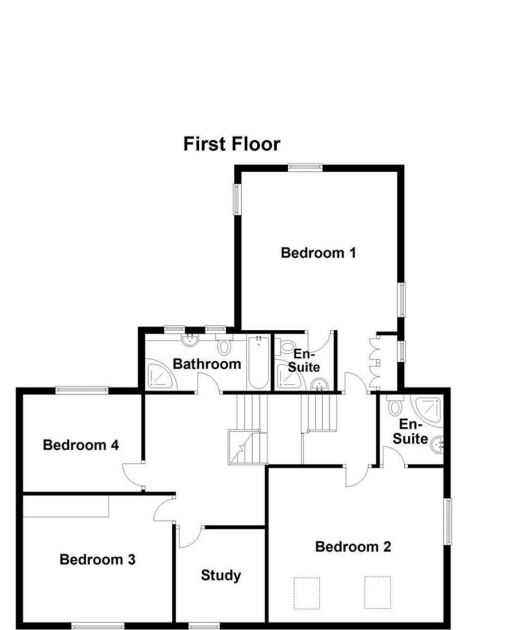
#### LOCAL AMENITIES

Gayton has its own church, public house, village hall, playing fields, many active clubs and leisure groups and a primary school which feeds into Campion School and can pick up from outside. The Grand Union Canal runs through the nearby village of Blisworth and boasts the third longest navigable tunnel in the UK. Mainline train services to London Euston, Milton Keynes and Birmingham New Street are available from Northampton station 5 miles away.

#### HOW TO GET THERE

From Northampton proceed in a southerly direction along the Towcester Road leading to the Mereway roundabout junction. Take the exit onto the Towcester Road signposted towards Milton Malsor and proceed out of the town passing over the M1. Proceed to the village of Milton Malsor and turn right where signposted to Gayton along the Gayton Road. Proceed to the next T junction and turn left onto the Milton Road passing over the Grand Union Canal. Continue to the village of Gayton and on entering the village turn left along the Blisworth Road and then first right along Back Lane which leads into the Bugbrooke Road where the property stands on the right hand side.

#### DOIRG13012025/10061



Not to scale. For illustrative purposes only