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# GREENER Country HOUSES & COTTAGES



ESTATE AGENTS



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11 Vineyard Gardens, Northampton Road, Brixworth, Northampton, NN6 9FR



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This stylish stone barn conversion forms part of a mews of five similar properties at Vineyard Gardens on the southern outskirts of the village of Brixworth and offers four bedroomed accommodation with bathroom and shower room together with a 28 foot long open plan kitchen/living room and a separate garden room. The property enjoys spectacular countryside views towards the west over the Brampton Valley and has a low maintenance west facing rear garden laid to Astroturf together with two private off road parking spaces.

Price **£525,000 Freehold**

**ACCOMMODATION**

**GROUND FLOOR**

**RECEPTION HALL**

**6'3 x 5'2**  
Approached beneath a classical style portico with York stone columns there is a hardwood door to the hall which has engineered oak flooring and contains the stairs rising to the first floor with flush fitting oak door leading to:-

**KITCHEN/LIVING ROOM**

**28'6 x 13'10**  
A spacious room, the kitchen area fitted by Grand Union Designs with bespoke floor and wall cabinets with in frame doors and quartz work surfaces incorporating a stainless steel underslung sink and appliances comprising the Smeg Range cooker standing beneath a concealed cooker hood. There is a Bosch automatic dishwasher and a built in washer/dryer together with a built in larder fridge and freezer. The kitchen floor is ceramic tiled and leads to a living area which has an engineered oak floor, there is a fitted wall unit with TV shelf, cupboards and storage space surrounding and a Crittall glazed door leads to:-



**GARDEN ROOM**

**13'10 x 11'2**  
With vaulted ceiling with Velux roof light over an engineered oak floor, there is a picture window to the gable framed in green oak french doors opening to the rear terrace and garden. There are TV and wall light points and a column radiator.



**CLOAKROOM**

Fitted with a white suite of wash basin and WC and with a ceramic tiled floor there is also a stainless steel vertical heated towel rail.

**FIRST FLOOR**

**LANDING**

**17'3 x 6'3**  
With corniced ceiling, vertical column radiator and housing the stairs rising to the second floor there are flush fitted oak doors leading to:-

**BEDROOM TWO**

**13'9 x 10'7**  
With a four casement stone mullion window overlooking the rear garden and countryside views beyond. This room has a two part corniced ceiling with LED downlighters.



**BATHROOM**

**6'10 x 5'8**  
Comprising a white suite of panelled bath with mixer tap/shower attachment over and glazed shower screen, vanity wash basin and WC. There is a vertical heated towel rail, ceramic tiled flooring, mirror fronted cabinet with integral light and shaver socket.



**SHOWER ROOM**

**6'8 x 5'0**  
With ceramic tiled shower cubicle with rain shower and glazed sliding door there is a Roca WC with concealed cistern and wash basin. There is a fitted wall cabinet, ceramic tiled flooring, vertical heated towel rail and shaver socket.



**BEDROOM THREE**

**12'3 x 10'6 minumum**  
Vaulted ceiling with triple Velux roof lights, this room has an extensive range of fitted wardrobes, integral LED lighting, shelving and hanging space and there is a chest of drawers. This room is currently used as a dressing room.



**BEDROOM FOUR**

**11'5 x 7'3**  
A well proportioned single bedroom with a corniced ceiling and two casement oak framed window to the front elevation.

**SECOND FLOOR**

**LANDING**

**6'5 x 5'0**  
With doors to:-

**BEDROOM ONE**

**13'9 x 11'4**  
With a vaulted ceiling and built in wardrobe, this room has french doors opening to a wrought iron Juliet balcony which overlooks the rear garden and spectacular countryside views beyond.



**OUTSIDE**

The property is approached by a flight of steps from the parking bays leading to a terraced front garden which in turn gives access to the entrance porch.

**REAR GARDEN**

Approached by a paved terrace the garden is bounded by boundary walls in reclaimed brick with Haddon stone coping and fencing to some areas. The central area of the garden is laid to easy grass Astroturf and there are brick built planters. At the far end of the garden there is a paved terrace, timber garden store and a pedestrian gate to the vehicle access at the rear.

**SERVICES AND MANAGEMENT COMPANY**

Main water, gas and electricity are connected. Drainage is to a Klargester private drainage system which is maintained by the Vineyard Gardens Management Company which is responsible for the maintenance of the common areas including lawns and planting, up keep of the access road, trees and hedges, communal lighting and servicing of the drainage system. The monthly contribution to service charges currently stands at £132 per month. BT fibreoptic broadband is also connected.

**WARRANTY**

The property has the benefit of a structural warranty offered by Global Home Warranties Limited.

**COUNCIL TAX**

West Northamptonshire Council - Band D

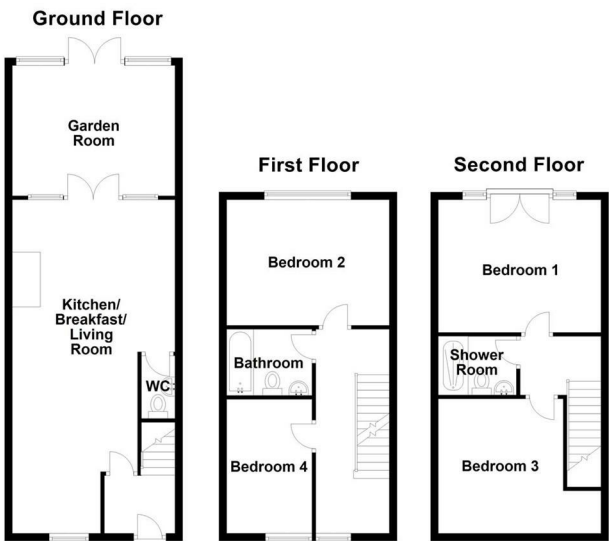
**LOCAL AMENITIES**

Within the village of Brixworth there is the historic Saxon Church, two public houses, a restaurant, coffee shop, takeaways, the Brixworth Primary School with secondary education at near by Moulton and Guilsborough County Schools. Pitsford Reservoir and the Brixworth Country Park stand close by and Brixworth Medical Centre. The Vineyard development is adjacent to the Brixworth Cricket and Tennis Clubs.

**HOW TO GET THERE**

From Northampton proceed in a northerly direction along the A508 Market Harborough Road leaving to the town and passing the villages of Boughton and Pitsford. Continue onto the roundabout on the south side of Brixworth adjacent to Pitsford Water and take the first exit on the left onto the Northampton Road heading towards Brixworth. The access to Vineyard Gardens is the second turning on the left hand side also leading to Brixworth Cricket Club. Follow the road to the end and at the roundabout and the cottages stand to the rear of the roundabout.

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Not to scale. For illustrative purposes only