

Spratton Grange Lodge

Welford Road, Spratton



RICHARD  GREENER



Spratton Grange Lodge

Welford Road
Spratton

£1,050,000

An outstanding individual detached period house extended and refurbished to an impeccable standard.

Accommodation

Ground Floor: Reception Hall | Cloakroom | Lounge | Sitting Room | Study | Lobby | Hobby Room | Kitchen/Breakfast Room | Pantry | Utility Room | Conservatory

First Floor: Landing | Master Bedroom Suite | Bedroom One | Shower Room Ensuite | Bedroom Two | Family Bathroom | Back Landing | Guest Bedroom Suite | Bedroom Three | Shower Room Ensuite | Bedroom Four | Bedroom Five

Outside: Double Garage | Hall | Shower Room | First Floor Studio | Gardens

3,200 square feet

RICHARD  GREENER

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



Description

This outstanding individual detached Victorian period house has been extended and refurbished to an impeccable standard to provide five bedroomed accommodation with a newly constructed annex providing additional living and studio workspace.

The property boasts every modern convenience with creative interior design features and extends in total to approximately 3,200 square feet. The bedrooms include two suites as well as a family bathroom and on the ground floor there four reception rooms, a conservatory and an open plan kitchen and utility room.

Externally the house stands in established gardens of approximately 0.4 of an acre. The newly constructed garage and annex sit within the garden and has been constructed to an exceptionally high standard and could be used as a work from home studio or additional living accommodation with its own heating system.











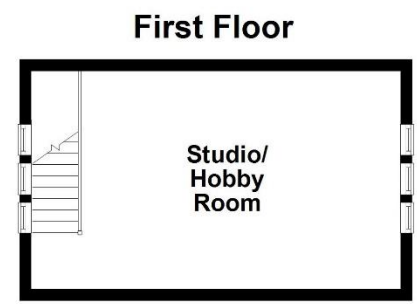
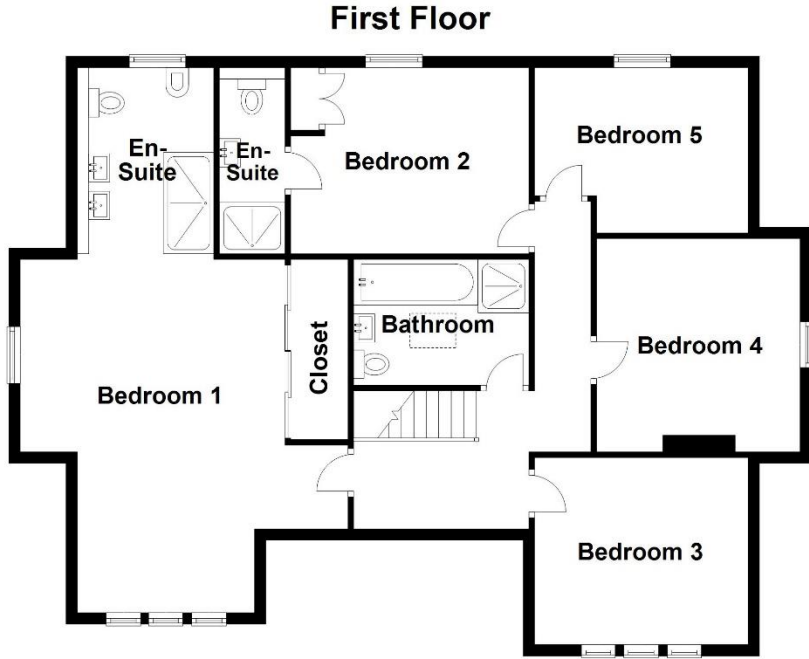
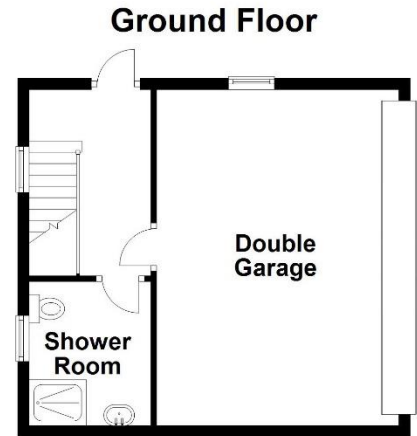
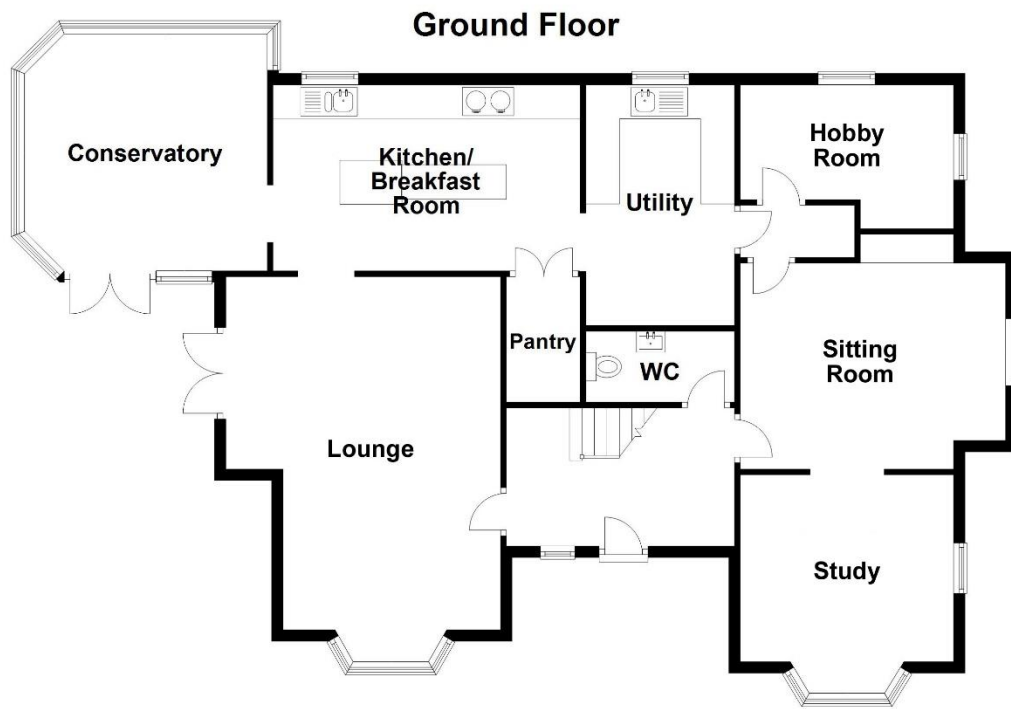
Outside

Spratton Grange Lodge is approached via a tarmac drive leading to the entrance of Spratton Grange and this leads onto a private gravelled drive/parking area with off road space for several vehicles in front of the detached double garage block.

Planning

The property was sympathetically extended in 2004 having been the original gate house to Spratton Grange and in spite of its character and appeal it is not a listed building. The garage and annex facilities has been constructed to an exceptionally high standard and was completed in 2023.





Not to scale. For illustrative purposes only



Gardens

Standing mostly to the rear of the property and bounded by a combination and close boarded fencing and established mixed hedging with a variety of established trees there is a Conifer boundary to the eastern side and the garden is approached by a paved terrace leading onto an expanse of lawn stretching away from the house towards the garage block.

How To Get There

From Northampton town centre proceed in a northerly direction along the A508 Market Harborough Road and on passing the Waitrose supermarket in Kingsthorpe bear left onto the A5123 Welford Road and proceed out of the town. At the new roundabout junction with Boughton Lane take the first exit signposted towards Church Brampton and then at the next roundabout take the second exit signposted towards Chapel Brampton. Proceed through the village of Chapel Brampton on the Welford Road and continue in a north westerly direction. On the southern outskirts of the village of Spratton there is a turning left towards Spratton Grange and Spratton Grange Lodge stands immediately on the right hand side.



Local Amenities

Within the village there is the Spratton Hall Preparatory School and the Spratton CE Primary School with further education facilities at secondary level at the nearby Guilsborough School. Additional amenities include the Church, a Public House, the Village Hall, a Newsagents/General Store, a Butchers and a Garage.



RICHARD  GREENER