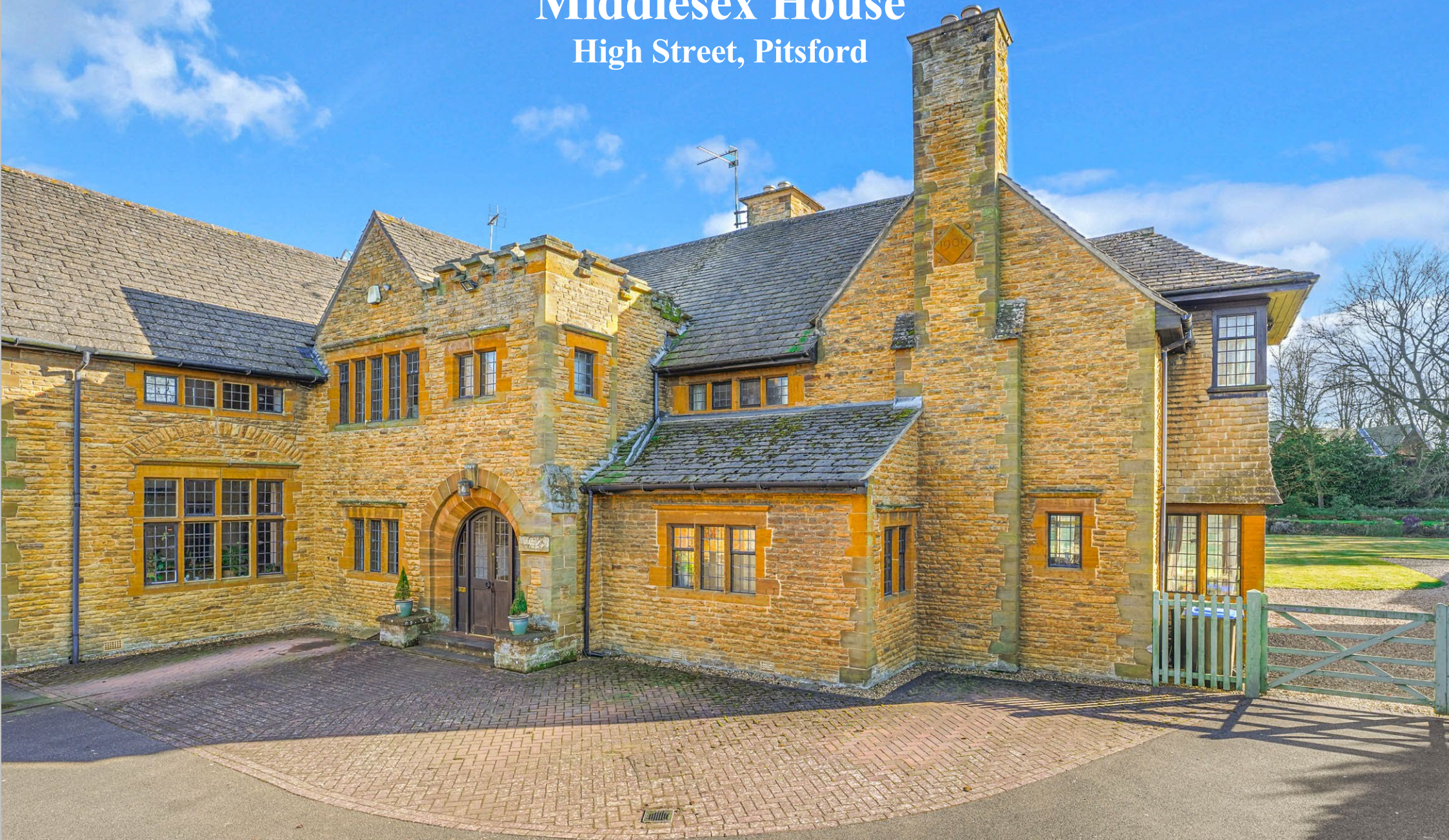


Middlesex House

High Street, Pitsford





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High Street
Pitsford

£1,100,000

This outstanding Edwardian period country home forms the west wing of a former mansion constructed in 1906 and now offering four bedroomed accommodation together with a substantial detached garage block/fully self contained annexe with two additional bedrooms located in the grounds.

Accommodation – Middlesex House

Ground Floor: Entrance Hall | Reception Hall | Study | Dining Room | Drawing Room | Conservatory | Kitchen/Breakfast Room | Utility Room | Cloakroom

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

Accommodation – Annexe Accommodation

Reception Hall | Lounge | Kitchen | Utility Room | Bedroom One | Bedroom Two | Bathroom

Outside: Double Garage | Garage Two | First Floor | Loft Room

2,600 square feet

RICHARD  **GREENER**

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Description

This outstanding Edwardian period country home forms the west wing of a former mansion constructed in 1906 and now offering four bedroomed accommodation of approximately 2,600 square feet together with a substantial detached garage block/fully self-contained annexe with two additional bedrooms located in the grounds.

The main house includes a 20ft x 14ft kitchen/breakfast room, three further reception rooms and a large conservatory and the property stands in delightful established gardens, extensive lawns and fine specimen trees all extending to approximately 0.9 of an acre.











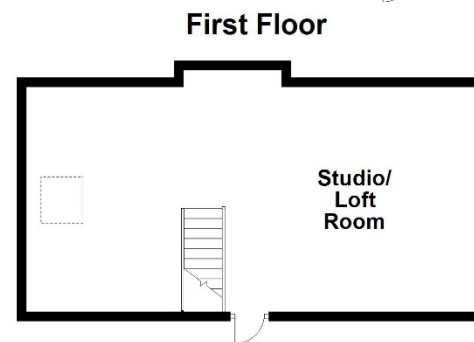
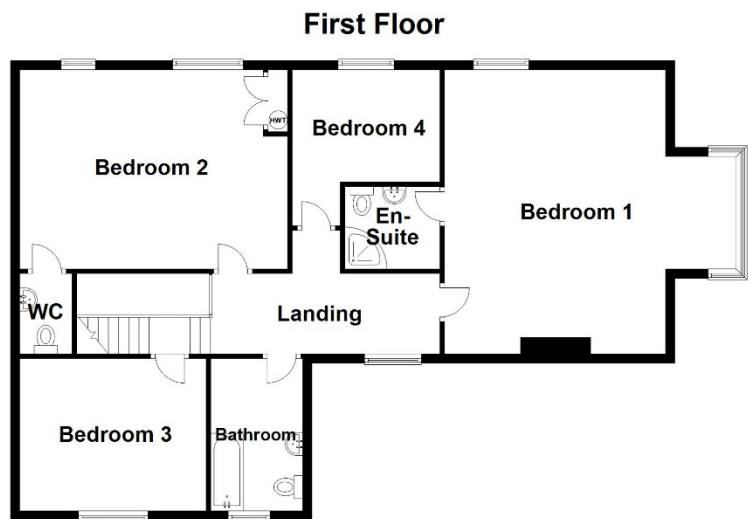
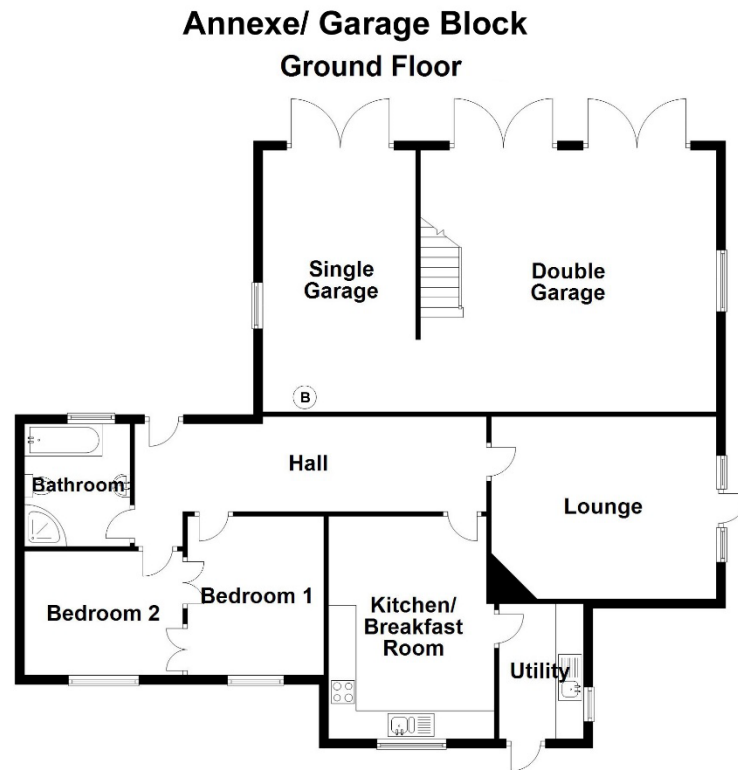
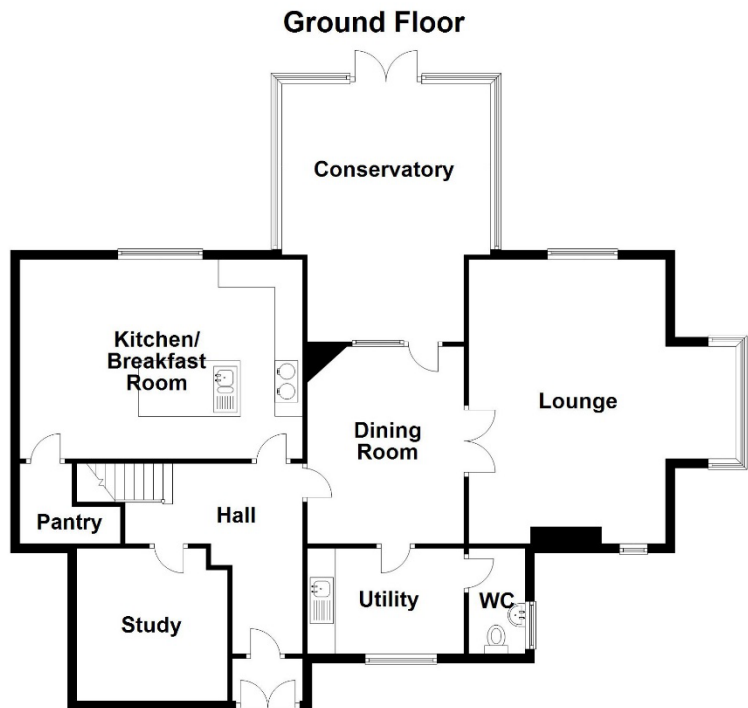
Outside

Middlesex House is approached by a tarmac drive, ample parking and turning space in front of the house and five bar gates at the side lead to a gravelled drive which in turn leads to a parking/turning area in front of the detached annexe and garage block. The driveway to the house is flanked by lawns and established hedging and at the rear there is a paved terrace leading onto a wide expanse of level lawn leading up to a stone ha ha beyond which there is a wild garden with a variety of mature shrubs and established trees including Beech, Pine, Holly and Lime. The eastern boundary is made up of a tall trimmed Conifer hedge and the remaining boundaries are of a combination of mixed hedging, post and wire fencing, Holly and Laurel hedging. There is a private lawn area to the rear of the annexe. The gardens face in a southerly and westerly direction.

Planning

The property is not a listed building and the planning consent for the construction of the annexe/garage block granted in 2013 consent this building as a separate dwelling and is rated separately for council tax payments.





Not to scale. For illustrative purposes only



Historical Note

The property is constructed of mellow ironstone beneath a pitched and gabled Collyweston tiled roof with stone mullioned and leaded light windows retaining a wealth of original character features. The annexe has been built of similar materials to reflect the design features and character of the original dwelling.

Local Amenities

Pitsford is a very popular village lying to the north of Northampton close to Pitsford Reservoir with its excellent trout fishing and sailing facilities. Other leisure facilities in the area include golf at Church Brampton and Harlestone and flying from Sywell Aerodrome. The village has a church and public house and is home to the independent Northamptonshire Grammar School. Northampton is only five miles from Pitsford, but there is good local shopping in Kingsthorpe about three miles away.

Council Tax

West Northamptonshire Council
Middlesex House - Band F
Annexe at Middlesex House - Band B

How To Get There

From Northampton proceed in a northerly direction along the A508 Market Harborough Road passing the village of Boughton and onto Pitsford. Turn right where signposted into the village along the High Street and the entrance to Middlesex House stands on the right hand side before the turning to Ride Lane.





RICHARD  GREENER