

GREENER **Country** HOUSES & COTTAGES

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ESTATE AGENTS



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1 Cedar Hythe, Chapel Brampton, Northampton, Northamptonshire, NN6 8BG

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This fine modern four bedroomed detached family house stands in the heart of the village of Chapel Brampton in private partly walled gardens together with attached double garage and additional off road parking space. The house has significant potential for further extension into the loft space and possible remodelling subject to planning consent. The existing interior includes a 21 foot long kitchen/breakfast room, two reception rooms, utility room and cloakroom together with a master bedroom with shower room ensuite. The property is offered with vacant possession and no upward chain.

Price **£599,500 Freehold**

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

8'1 x 2'6

Approached through a panelled glazed front door and with further glazed door leading directly to:-

RECEPTION HALL

12'0 x 10'9

Containing the stairs rising to the first floor with under stairs storage cupboards and with doors leading to:-

CLOAKROOM

5'0 x 4'8

With a suite of wash basin and WC together with vertical heated towel rail and ceramic tiling from floor to ceiling.

LOUNGE

21'1 x 11'3

An attractive through room with a coved ceiling and open hearth fireplace with gas living flame fire above a Westmorland slate hearth. There is a three casement window to the front elevation and sliding patio doors open to the rear terrace and garden.

DINING ROOM

10'9 x 9'7

Connecting to the lounge through panel glazed double leaf doors this room has a serving hatch to the kitchen and further sliding patio doors to the rear garden.



KITCHEN/BREAKFAST ROOM

21'4 x 7'6

Fitted with an extensive range of high gloss floor and wall cabinets with laminated working surfaces incorporating ceramic tiled sink unit and breakfast bar. The appliances comprise the automatic dishwasher, the low level oven, four place ceramic hob and there is a further built in cupboard and a door opening to the rear garden. An archway leads to:-



UTILITY ROOM

9'6 x 5'0

With floor cabinets, laminated working surfaces, a stainless steel sink unit and space for automatic washing machine. There are windows to front and rear elevations and an internal door gives direct access to the double garage.

FIRST FLOOR

LANDING

14'0 x 5'7

With a roof void access hatch to the substantial loft space there are doors leading to:-

MASTER BEDROOM SUITE



BEDROOM ONE

14'3 x 9'9

Coved ceiling and windows overlooking the rear garden, there are built in wardrobes as well as a walk in closet. A door leads to:-



FAMILY BATHROOM

8'7 x 5'6

Re-fitted in 2022 with a white suite of panelled bath with mixer tap over, pedestal wash basin, WC and ceramic tiled flooring and splash areas. A mirror fronted cabinet and a window to the front elevation.



LOFT

33ft 6ins x 12ft 6ins approx

The loft area is part boarded and is a cut roof design with collars and could prove suitable for conversion subject to planning permission.

OUTSIDE

The vehicle access is from Cedar Hythe on a private tarmac drive with ample parking and turning space for several vehicles. The drive gives direct access to:-

DOUBLE GARAGE

18'1 x 15'4

Approached through individual up and over doors and with light and power connections there is a loft hatch leading to a storage space above.

REAR GARDEN

Approached by a paved terrace which leads onto the lawn which stretches away from the house, the rear garden offers a very high degree of privacy containing a variety of tall mature trees including Cupressus, a fine specimen Cedar and flowering Cherry. The boundaries are a combination of close boarded fencing and stone and brick walls and there is a side pedestrian gate to the driveway and garage.



SERVICES

Main drainage, gas, water and electricity are connected. The central heating system was upgraded in 2016 with the installation of the Vaillant gas fired combination boiler also providing domestic hot water.

COUNCIL TAX

West Northamptonshire Council - Band F

LOCAL AMENITIES

Within the village of Chapel Brampton there is the Spencer Arms Public House and the Sedgebrook Hall Conference Centre. The village also contains the Bramptons County Primary School with secondary education at Moulton Co-Educational County School and Guilsborough School. The Kingsthorpe Shopping Centre is approximately 1.5 miles distant where there is a Waitrose and a Asda Supermarkets and a variety of other shops and services. At nearby Church Brampton there is the Parish Church of St Botolph and the Northamptonshire County Golf Course as well as the Brampton Heath Golf Course.

HOW TO GET THERE

From Northampton town centre proceed in a northerly direction along the A508 towards Kingsthorpe. Upon entering Kingsthorpe at the Waitrose Supermarket proceed left onto the Welford Road and continue on the A5199. Proceed out of the town and on entering the village of Chapel Brampton proceed along the Welford Road and take the second turning on the right into Cedar Hythe where the property stands immediately on the left hand side.

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SHOWER ROOM ENSUITE

10'3 x 6'0 maximum

With ceramic tiled floor and walls there is an Aqualisa ceramic tiled shower cubicle with pivot door, pedestal wash basin and WC. A hatch leads to an eaves storage space.



BEDROOM TWO

11'2 x 9'10

A double room with built in wardrobes and two casement window overlooking the rear garden.



BEDROOM THREE

11'3 x 9'4

With three casement window to the front elevation.

BEDROOM FOUR

11'4 x 7'6

Also with a built in wardrobe and a two casement window to the front elevation.

