

RICHARD  GREENER



9 The Drive, Kingsley, Northampton, NN1 4RY

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£995,000 Freehold

This very substantial detached Victorian period villa was constructed in 1898 having been refurbished and extended to create a large family house of considerable character.

The five bedroomed interior extends to approximately 3,300 square feet and has four reception rooms together with an extensive basement and an extended kitchen/breakfast room with a superb vaulted ceiling which opens directly on to the walled rear garden where there is a sunken heated swimming pool. There is ample off road parking space, as well as a detached double garage accessible from the service road at the rear.



ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Approached through double leaf panelled doors beneath a canopy porch, a leaded light stained glass door gives access to:-

RECEPTION HALL 16'4" x 4'10" (4.98m x 1.47m)

With the original mosaic tiled floor, panelled dados and stripped pine doors leading to the principal reception rooms, the entrance hall leads to:-

INNER HALL 16'11" x 9'10" (5.16m x 3.00m)

Containing the staircase rising to the first floor with ornate spindles and understairs access to the basement, built in storage cupboards and doors to:-

DRAWING ROOM 20'1" x 17'10" (6.12m x 5.44m)

A light and spacious room with an exposed pine floor beneath a corniced ceiling and with a three casement shuttered sliding sash bay window to the front elevation with fitted window seats. There is an open hearth tiled fireplace with a further window to the side.

RECEPTION ROOM 19'7" x 18'0" (5.97m x 5.49m)

Also with a high ceiling with ornamental cornice and plaster ceiling rose, this room has an oak strip floor and a fine open hearth fireplace with a cast iron mantel to an arts and Crafts design. There is a range of shelved bookcases to one wall as well as a three casement shuttered bay window to the front elevation with fitted window seats and a further window to the side. This is a versatile space that could be used in a number of different ways such as a study, games room or playroom

STUDY/RECEPTION ROOM 12'0" x 15'9" (3.66m x 4.80m)

With a fitted pine fronted dresser with cupboards and drawers and fitted shelving and sliding sash windows and shutters to the side elevation. Doors lead to the laundry room and boiler room.

CLOAKROOM

Also with a mosaic tiled floor and white suite of WC and vanity wash basin, stainless steel heated towel rail and windows to the side elevation.

KITCHEN/DINER 21'5" x 11'9" (6.53m x 3.58m)

With a vaulted ceiling with glazed gable exposed laminated ridge beam and Velux rooflight over a superb natural oak floor. The kitchen is fitted with painted wood shaker floor and wall cabinets with polished granite work surfaces incorporating twin Belfast underslung sinks and a Rangemaster professional range cooker beneath a stainless steel and glass hood. There is a Bosch larder fridge, consealed microwave cupboard, pan drawers and a large island unit with breakfast bar, cupboards and hardwood surface. Windows overlook the rear garden and there is a door to the rear terrace as well as open plan access to:-

DINING AREA 17'5" x 11'8" (5.31m x 3.56m)

Also with a natural oak floor, dichroic spotlights and bi-folding doors opening directly to the rear terrace and garden. A door leads to the pantry.



PANTRY 9'11" x 7'6" (3.02m x 2.29m)

A spacious service room with range of fitted floor and wall cupboards with laminated working surfaces and fitted shelving. A door leads back through to the open plan kitchen/diner.

LAUNDRY 7'3" x 6'0" (2.21m x 1.83m)

With floor and wall cabinets with laminated working surfaces and a stainless steel sink unit and plumbing for an automatic washing machine and point for a tumble dryer.

SNUG 14'4" x 10'9" (4.37m x 3.28m)

With a corniced ceiling and picture rail, this room opens directly to:-

BOILER/FREEZER ROOM 7'0" x 6'0" (2.13m x 1.83m)

Housing the Ideal and the Potterton gas fired boilers, ample room for freezers and with a door to the front drive.

BASEMENT HALL 9'4" x 8'1" (2.84m x 2.46m)

Approached via a straight staircase with an exposed brick floor and with ledged doors leading to:-

ROOM ONE 15'0" x 11'9" (4.57m x 3.58m)

With a brick floor, fitted shelving, central heating radiator and two windows to the front elevation..

WINE CELLAR 9'5" x 5'0" (2.87m x 1.52m)

With a brick floor and fitted shelving.

METER ROOM 7'2" x 5'6" (2.18m x 1.68m)

Containing the gas and electricity meters, as well as the circuit board and consumer unit.

PAINT/FUEL STORE 12'9" x 3'8" (3.89m x 1.12m)

With a dividing door.



FIRST FLOOR

LANDING 17'4" x 9'10" (5.28m x 3.00m)

Approached through a half landing beneath a high stained glass window and oak panelling, there is a roof void access hatch with a retractable ladder to the substantial loft and stripped pine doors lead to:-

MASTER BEDROOM SUITE – BEDROOM ONE 19'9" x 15'1" (6.02m x 4.60m)

With a three casement bay window to the front elevation, this room has an open hearth cast iron fireplace with a moulded mantel and a door leading to:-

SHOWER ROOM EN SUITE 7'4" x 3'8" (2.24m x 1.12m)

With a white suite of ceramic tiled shower cubicle, pedestal wash basin and WC, together with vertical heated towel rail and ceramic tiled floor.

BEDROOM TWO 19'7" x 14'7" (5.97m x 4.45m)

A light and spacious room, also with an open hearth fireplace with fitted wardrobes either side and a three casement bay window to the front elevation. There is a vanity wash basin with cupboards under and a door connecting to:-

BEDROOM THREE 16'11" x 10'9" (5.16m x 3.28m)

Also accessible directly from the landing and containing further open hearth cast iron fireplace with a built-in cupboard and vanity wash basin with cupboards under. There is a sliding sash window to the rear elevation.

BEDROOM FOUR 14'9" x 10'4" (4.50m x 3.15m)

With pedestal wash basin with mixer tap over, picture rail and two casement sliding sash window to the front elevation.

BEDROOM FIVE 11'7" x 7'5" (3.53m x 2.26m)

With fitted shelving and drawers, a column radiator and a shuttered sliding sash window to the rear elevation.

BATHROOM 11'11" x 7'10" (3.63m x 2.39m)

Comprising a white suite of twin ended roll top bath on ball and claw feet with side mixer tap/shower attachment, WC and pedestal wash basin. There is a ceramic tiled shower cubicle with sliding glass door, vertical heated towel rail and two casement window to the rear elevation.

SEPARATE WC

With a white suite of low level close coupled WC and bracket wash basin.

OUTSIDE

The house stands back from The Drive approached by a block paved driveway providing ample off road parking for several vehicles standing within wrought iron park railings and with pedestrian gates either side of the property leading to the rear garden.

REAR GARDEN

Approached by a paved terrace which stretches away from the house and surrounds the sunken heated swimming pool which has a Fast Lane Endless pool attachment and measures approx 32 ft x 16 ft. The remainder of the garden is laid to lawn with gravel pathway and well stocked flower borders standing within established boundary walls and there are a variety of mature trees including a Holly, Silver Birch, topiared Cupressus and fan trained fruit. At the far end there is a timber summer house and a lean-to greenhouse containing the Certikin gas fired boiler and the pool pump and filtration system. There is pedestrian access to the rear of the property from the service road via a gate and via the garage. Beyond the greenhouse there is access to:-

DOUBLE GARAGE 22'11" x 18'7" (6.99m x 5.66m)

A substantial brick built garage with remote controlled roller shutter door, light and power connections. The garage is part used as a gymnasium and there is a fixed staircase leading to: a loft area measuring 18'6 X 11' 2".

SERVICES

Main drainage, gas, water and electricity, both single and three phase are connected. Central heating is through radiators from twin gas fired boilers also providing the domestic hot water through a Premier Plus mains pressure unvented cylinder. The swimming pool is heated by a Certikin gas fired boiler. (None of these services has been tested).

COUNCIL TAX

West Northamptonshire Council - Band G

LOCAL AMENITIES

At St Matthew's Parade there are various shopping facilities including Post Office, Chemist, Off Licence, Travel Agents and a Bakery and close by there is the Morrisons supermarket. There is a local bus service to Northampton town centre running from St Matthews Parade and St Matthews Church and Kingsley Park Methodist Church. Educational facilities include Kingsley Primary School in Wallace Road with secondary education at The Malcolm Arnold Academy in Trinity Avenue. The property also sits within the catchment area for Northampton School For Boys which has received an outstanding rating in all areas in 2025.



Not to scale. For illustrative purposes only

HOW TO GET THERE

From the M1 junction 15 travel north along the A45 signposted towards Northampton and follow the road as it skirts to the south east of Northampton taking the exit onto Barnes Meadow roundabout at the A428 interchange. Take the second exit from the roundabout onto the A5095 Rushmere Road and follow this to the traffic light junction with Billing Road East. Carry straight on into Park Avenue South to the traffic light/roundabout junction with the A4500 Wellingborough Road and take the left filter turning left at the traffic lights into the A5095 Abington Avenue. Continue past the County Ground on the left hand side to the next roundabout junction and turn right into Abington Grove and take the fourth turning on the right into The Drive where the property stands on the left hand side.

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