



GREENER **Country** HOUSES & COTTAGES



Pinot Noir 5 Vineyard Gardens, Brixworth, Northampton, NN6 9FR

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A very well maintained and stylish two double bedroomed stone barn conversion delightfully positioned in a small semi rural community of Vineyard Gardens. The property is situated on the southern outskirts of the popular Northants village of Brixworth. The accommodation comprises entrance hall, inner hallway, cloakroom, bedroom two with ensuite shower room and a superb 25 foot open plan kitchen/diner/lounge. To the first floor there is bedroom one with vaulted ceiling and beams and a four piece ensuite bathroom. French doors lead out to the private roof terrace with amazing views over rolling countryside. Outside there is a well stocked front garden with gate and pathway to front door. The landscaped rear garden is mainly laid to lawn and patio and enjoys a sunny aspect and privacy. The property also benefits from two allocated parking bays.

Price **£425,000 Freehold**

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

7'2 x 5'7

Enter via a designer hardwood front door with coat of arms stained glass leaded window, UPVC double glazed window to the side, radiator, double doors to storage cupboard which houses the gas wall mounted combination boiler and an archway to:-

INNER HALLWAY

14'1 x 6'11

Storage cupboard, radiator, stairs to first floor, under stairs storage cupboard and doors to:-

CLOAKROOM

WC, Roca wash hand basin in vanity unit with storage below, chrome towel radiator, spotlights, extractor and UPVC double glazed window to front with obscure glass and wooden shutters.

BEDROOM TWO

15'9 x 10'10

UPVC double glazed window to the front with wooden shutters, radiator, spotlights and door to:-



ENSUITE

8'8 x 3'10

Suite comprising WC, Roca wash hand basin in vanity unit with storage below, double shower cubicle with rain head shower and hand held shower attachment, tiled splashbacks, touch mirror with spotlights, extractor and modern chrome towel radiator.

KITCHEN/LOUNGE

25'0 x 15'1

KITCHEN AREA

Fitted with a range of shaker style base and eye level units with polished granite worktops and splashbacks, Belfast sink with chrome mixer tap, Bosch low level oven, induction hob, Rangemaster extractor, built in fridge/freezer, built in dishwasher, built in washing machine, modern lighting and under lights. There is a central island with breakfast bar and UPVC double glazed window to the rear with amazing views over open countryside. There is a tiled floor and this room superb open plan room opens onto the:-

LOUNGE AREA

With continued engineered oak wood flooring, modern wall mounted radiator, stone fireplace with stone hearth and mantle with brick surround, spotlights and UPVC double glazed windows and french doors to the rear garden.



FIRST FLOOR

LANDING

UPVC double glazed window to the rear with wooden shutters, vaulted ceiling, Velux roof window and door to:-



BEDROOM ONE

15'9 x 15'2

With a vaulted ceiling with original beams, Velux roof window, modern lighting and wall lights, UPVC double glazed window to the front with wooden shutters, radiator, UPVC double glazed French doors to the roof terrace and door to:-



ROOF TERRACE

26'5 x 16'4

This superb roof terrace has brick dividing walls, safety glass balustrades above interlocking decking with external lighting. The roof terrace faces in a southerly direction and enjoys spectacular views over rolling countryside and vineyard.



OUTSIDE

FRONT GARDEN

The very well stocked front garden has many mature flowers, shrubs and bushes and is enclosed by brick walling with cast iron gate and pathway to the front door.



REAR GARDEN

The landscaped rear garden has a stone patio area and a lawn area with a gravel pathway and mature flowers, shrubs and bushes and a shed. The rear garden is enclosed by wood panel fencing and brick walling. The rear garden faces in a southerly direction and enjoys a sunny aspect and a high degree of privacy.

SERVICES AND MANAGEMENT COMPANY

Mains water, gas and electricity are connected with drainage to a Klargester private drainage system which is maintained by the Vineyard Gardens management company. The management company is responsible for the maintenance of the communal areas including the lawns, planting, up keep of the access road, trees and hedges, communal light and servicing of the drainage system. The monthly contribution to the service charge currently stands at £110.18 per month. BT fibre optic broadband is also connected.

COUNCIL TAX

West Northamptonshire Council - Band C

LOCAL AMENITIES

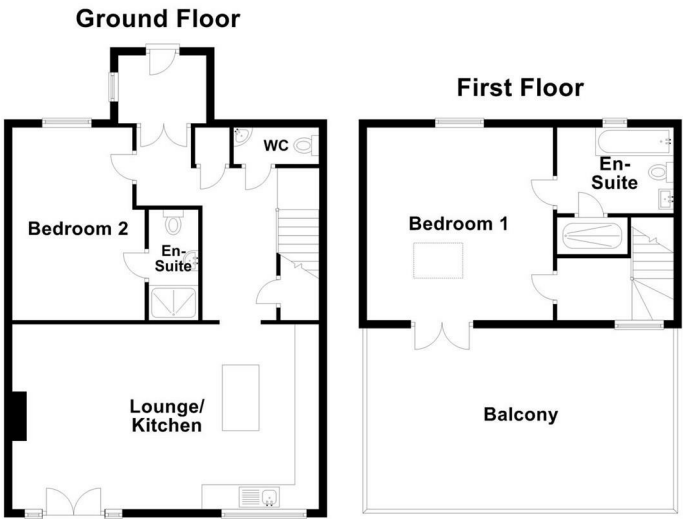
Within the village of Brixworth there is the historic Saxon Church, two public houses, a restaurant, coffee shop, takeaways, Post Office and numerous shops

including a Co-Op general store, chemist, family butcher and newsagent/off licence. There are a full range of sporting facilities, recreation grounds, a health care and doctors surgery and easy access to the Brixworth Country Park adjacent to Pitsford Water where there are water sports including sailing and fishing. Within the village there is Brixworth Primary School with secondary education at near by Moulton and Guilsborough County Schools. There is private education near by at Spratton Hall and Maidwell Hall Preparatory Schools with higher education at Wellingborough, Rugby, Oakham, Uppingham and Oundle public Schools. There are excellent communication links with access to the A14, A1 and M1 link road approximately five miles to the north and rail links are from Northampton Castle Station to London Euston and Long Buckby to Birmingham New Street and Kettering and Wellingborough east coast main line stations to London St Pancras and north to Nottingham.

HOW TO GET THERE

From Northampton proceed in a northerly direction along the A508 Market Harborough Road leaving 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 turn left on to the gravel driveway where the property can be found at the bottom on the right hand side.

DOI**MB28072025/0140**



Not to scale. For illustrative purposes only