



GREENER **Country** HOUSES & COTTAGES



36 Beaufort Row, Sywell Road, Overstone, Northampton, NN6 0GN

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This very substantial detached stone house was constructed in 2023 and has been extensively refurbished by the present owners who offer well appointed and stylish five bedroomed accommodation including a master suite, Jack and Jill suite and a family bathroom. The remodelled interior features a superb 23 foot x 18 foot 8 open plan kitchen/breakfast room with bar leading into a spacious living room and there are two further reception rooms on the ground floor. The rear garden is a particular feature having been extensively landscaped for low maintenance including hot tub and garden sauna pod.

Price £875,000 Freehold

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL 13'5 x 13'5

Approached through Isco composite multi lock door the hall contains the central staircase leading to a split half landing which in turn leads either side to a glass balustrade gallery above. Flooring is Luxury Vinyl Tiling and there are doors leading to:-

CLOAKROOM 7'9 x 3'3

With WC with concealed cistern, vanity wash basin with cupboards under, ceramic tiled dado and window to front elevation.

FAMILY ROOM 14'3 x 10'6

Currently used as a cinema room with a coffered ceiling with concealed LED mood lighting, wall mounted TV point and superhero statement wall. There is a window to the front elevation.



STUDY 12'2 x 10'10

A range of fitted open fronted shelving and drawers and a window to the front elevation.

LIVING ROOM 19'6 x 16'0

A very spacious room with open plan access via the bar area to the kitchen/breakfast room there is a coffered ceiling with LED feature lighting and a mirrored wall to the side. The media wall has a low level glass fronted gas fired log effect fire, shelving and cupboards and French doors opening to the rear garden.



KITCHEN/BREAKFAST ROOM 23'0 x 18'8

A substantial open plan L shaped room, the kitchen area fitted with floor and wall cabinets with polished granite work surfaces incorporating a stainless steel sink unit and AEG appliances include automatic dishwasher, fridge/freezer, eye level double oven and four place induction hob beneath a cooker hood. There is a wine chiller and island unit breakfast bar.

BREAKFAST AREA

With French doors to the rear garden which leads onto a purpose built area with recessed counter top, glass shelving over and wine bins below and an integrated American style fridge/freezer.



UTILITY ROOM 7'6 x 6'1

Further fitted floor and wall cabinets and plumbing for automatic washing machine. Door to driveway to the garage.

FIRST FLOOR



LANDING 16'8 x 13'6

With a glazed balustrade the central landing has a four casement window to the front elevation with built in storage cupboards either side, coffered ceiling, and a door to airing cupboard with mains pressure hot water cylinder.

MASTER BEDROOM SUITE

BEDROOM ONE 12'6 x 11'6

Also with coffered ceiling with concealed lighting, wall mounted TV points with built in shelving and drawers and an opening leading to:-



DRESSING ROOM ENSUITE 8'1 x 7'8

An extensive range of mirror frontage cupboards with shelving and hanging space and door to:-

SHOWER ROOM ENSUITE 10'1 x 6'0

A black and white suite of twin ended bath with side mixer tap/shower attachment, WC with concealed cistern, vanity wash basin and sliding door access to the ceramic tiled shower suite.



BEDROOM TWO 14'8 x 10'9

Statement wall and ceiling canopy over the bed area there is a wardrobe with shelving and hanging space, air conditioning unit and built in wardrobes. Door leads to:-



JACK AND JILL SHOWER 9'8 x 5'10

Connecting to bedroom three and with a suite of WC with concealed cistern, vanity wash basin, vertical heated towel rail and sliding door to ceramic tiled shower suite.

BEDROOM THREE 14'11 x 10'5

Wardrobe recess and two casement window overlooking the rear garden.



BEDROOM FOUR 12'2 x 9'11 maximum

A roof void access hatch with retractable ladder and window to rear elevation.

BEDROOM FIVE 11'11 x 9'10

Used as a dressing room with custom built units including open fronted hanging space, handbag storage and shoe racks together with a dressing table and stack.

FAMILY BATHROOM 9'2 x 5'6

With black and white twin ended bath, WC with concealed cistern, vanity wash basin, heated towel rail and window to rear elevation.

OUTSIDE

The house is approached by a slip road standing behind a private front garden within wrought iron railings, the garden laid to AstroTurf. There is a private tarmac drive which leads to the detached double garage.

DOUBLE GARAGE 17'8 x 16'11

Approached through an electrically operated by an up and over door and with light and power connections.

REAR GARDEN

Approached by an extensive area of high quality paved terracing providing an ideal entertainment area where there is a timber loggia housing the barbeque and with fitted store cupboards, external light and power. This entire area is flood lit and leads onto an extensive area of AstroTurf stretching away from the house to the far boundary where there are a row of tall mature trees including Cupressus and Corsican Pine. At the side of the lawn there is a decked area housing the six person hot tub and the Scandinavian style two room pod sauna.



IMPROVEMENT WORKS

In addition to the landscaped gardens the interior of the property has been remodelled to create an open plan breakfast area come bar and many of the ceilings have been upgraded to include concealed LED lighting in a variety of different formats. External doors have been replaced and the bathrooms and WC's have also been refitted. The flooring throughout the property has been replaced with Luxury Vinyl Tiling. The garage doors are now remote controlled and the interior includes air conditioning to three of the bedrooms.

SERVICES

Main drainage, gas, water and electricity are connected. Central heating is through radiators from a gas fired boiler also providing domestic hot water through a 242 litre mains pressure Tribune unvented cylinder.

COUNCIL TAX

West Northamptonshire Council - Band G

LOCAL AMENITIES

Within the village there is the Parish Church of St Nicholas, a General Store, playing field and The Overstone CE Primary School and Sywell Primary School. Secondary education is at nearby Moulton School. The Overstone Park Golf Course and Leisure Club stands on the outskirts of the village and is also the location for the Overstone Park Preparatory School. There is a Public House at the nearby village of Sywell, as well as the Art Deco-styled Aviator Hotel. Sywell boasts one of the best General Aviation Airfields in the United Kingdom with a 1,268-metre concrete runway.

HOW TO GET THERE

From Northampton proceed along the A5123 Kettering Road leading through Kingsley Park and Boothville to the roundabout junction with the A43 dual carriage at Round Spinney. Take the exit signposted towards Kettering along the A43 dual carriageway and proceed to the next roundabout junction. Take the third exit right signposted towards Overstone and Sywell along the Sywell Road and Beaufort Row stands on the right hand side.

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