

Court House,
4 Court Close, Creton



RICHARD  GREENER



Court House, 4 Court Close, Creton

£1,295,000

This very attractive detached early 18th century period stone house stands in private partly walled gardens of approximately 0.4 of an acre on the outskirts of the village of Creton.

Accommodation

Ground Floor: Reception Hall | Cloakroom | Drawing Room | Dining Room | Kitchen/Breakfast Room | Orangery | Lobby | Study/Office | Boiler Room | Utility Room | Boot Room

Basement: Cellar One | Cellar Two

First Floor: Landing | Bedroom One | Dressing Room Ensuite | Shower Room Ensuite | Bathroom | Bedroom Two | Bedroom Three | Bathroom Ensuite

Second Floor: Landing | Guest Suite | Shower Room Ensuite | Bedroom Six | Bedroom Five | Ensuite

Outside: Front | Double Detached Garage | Rear Garden

Approximately 3,500 Square Feet
0.4 of an acre

RICHARD  GREENER

9 Westleigh Office Park, Moulton Park,
Northampton, NN3 6BW
www.richardgreener.co.uk



Description

This very attractive detached early 18th century period stone house stands in private partly walled gardens of approximately 0.4 of an acre on the outskirts of the village of Creton.

The six bedroomed accommodation is arranged over three floors together with a two roomed cellar and has been immaculately maintained and upgraded by the present owners with accommodation extending to approximately 3,500 square feet including three reception rooms, a superb 27ft long kitchen/breakfast room opening to an orangery together with garaging for two vehicles.

The current owners have made a number of improvements to include converting the garage to form a study and boiler room. To the first floor, there is a new dressing room and shower room ensuite to the master bedroom and the addition of a Jack and Jill ensuite shower room between bedrooms four and six.

The property retains a wealth of character features including exposed beams and an inglenook fireplace and externally the lawned gardens include an Oak framed loggia with integrated hot tub and fireplace.











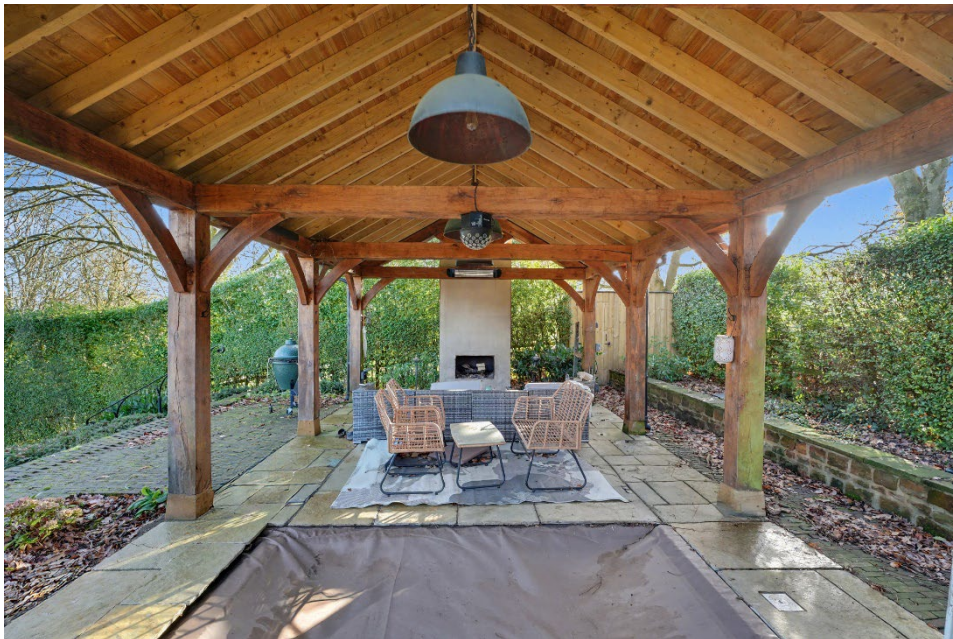


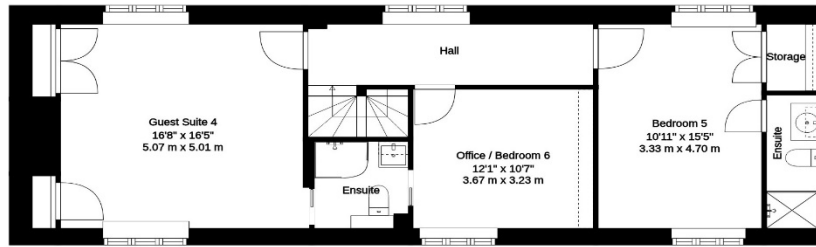
Outside

Court House is screened from the road behind a deep front garden where there are established Beech and pleached Hornbeam hedges. The house is approached through electrically operated double gates opening to a gravel drive flanked by lawns and well stocked flower borders with a variety of established shrubs and topiary hedges. The drive leads to the garaging and there is a further gate at the side of the house leading to the rear garden.

Double Garage

The green Oak framed double garage has a hipped slate roof and is approached through twin double leaf doors, has light and power connected and a half loft over the left hand section.

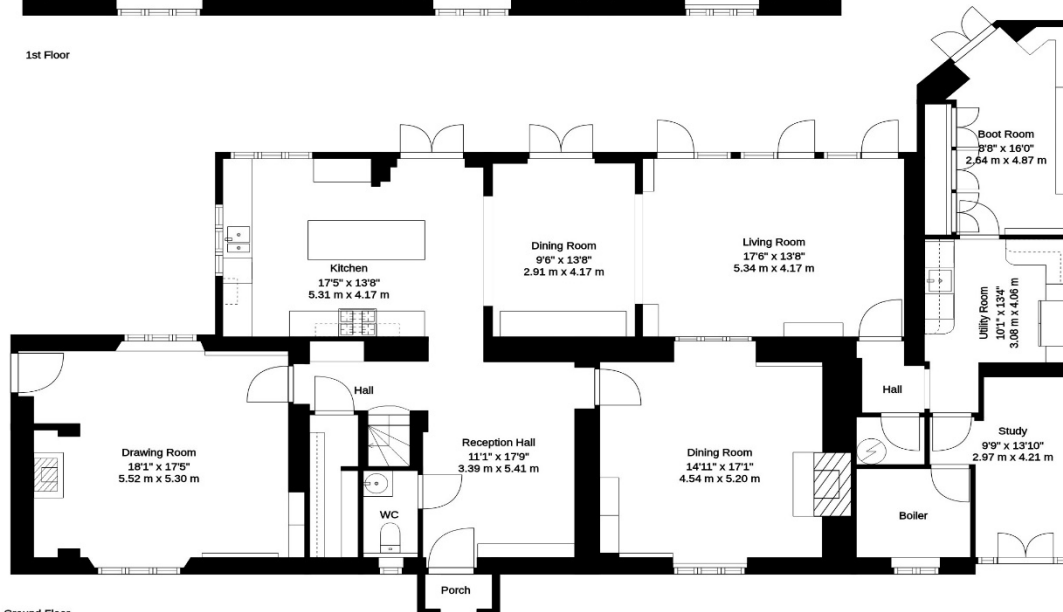




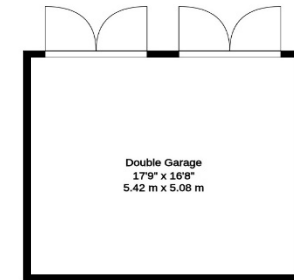
2nd Floor



1st Floor



Ground Floor



Out Of Position

TOTAL: 4111 sq. ft, 382 m2
 Not To Scale. For Illustrative Purposes Only.



Rear Garden

Approached by an Indian stone terrace beneath a Apropos glass canopy where there is an external water point. The terraces stretch to the side of the house which is screened by pleached Holly hedging approached through a side gate. The lawns stretch away from the rear of the house to the west and the garden is partly walled with established stone brick walls and hedged with mature privet and part post and rail. There are a number of mature trees and established topiary shrubs include Yew, Box, Laurel and Red Robin. There is a circular cobbled terrace with steps leading up to a further terrace beneath an Oak framed Loggia measuring 23ft 4 x 19ft 7 with a sunken hot tub beneath and an open-hearth fireplace.

Historical Note

The property which is not listed is named The Court House as it was once the location of the village tennis courts and the property was extended by a previous owner with kitchen fitted by Christopher Peters of Leamington Spa.

Local Amenities

Within the village there is the historic parish Church, community shop and Post Office. There is a village recreation ground and the village is well placed for access to Maidwell Hall and Spratton Hall preparatory schools, Pitsford Public School as well as Rugby, Oundle, Uppingham, Oakham and Wellingborough Co-educational public schools and the Northampton High School for girls.

How To Get There

From Northampton proceed in an northerly direction along the A508/Harborough Road through Kingsthorpe and fork left onto the A5199/Welford Road leaving the town and passing through the village of Chapel Brampton. Continue along the Welford Road passing through Spratton and onto Creaton. On approaching the village take the first turning on the right into Grooms Lane and follow this lane down the hill to the junction with the Brixworth Road. Turn left and then turn second left opposite Creaton children's park into the Jetty then first left into Court House Close where Court House stands on the right-hand side.



RICHARD  GREENER