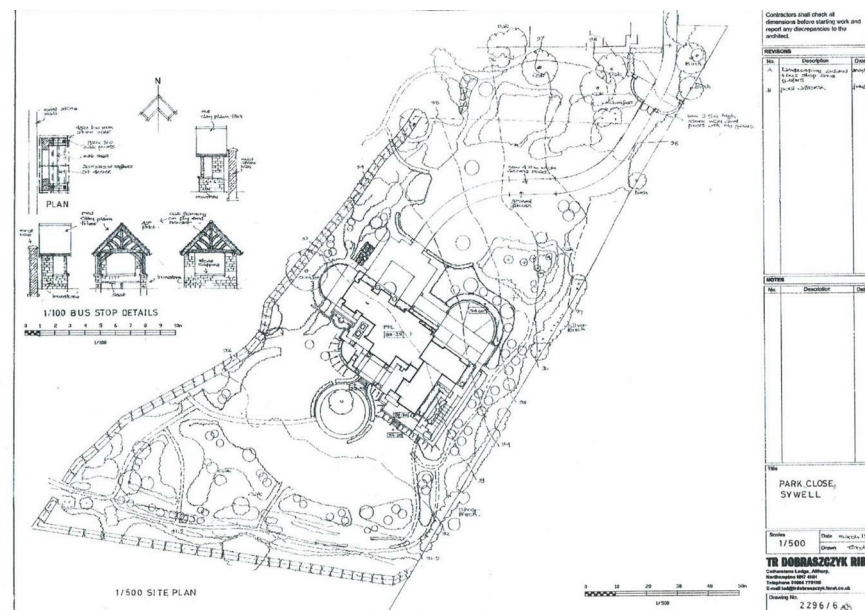


## Fox Covert, Park Close, Sywell, Northampton, Northamptonshire, NN6 0AX

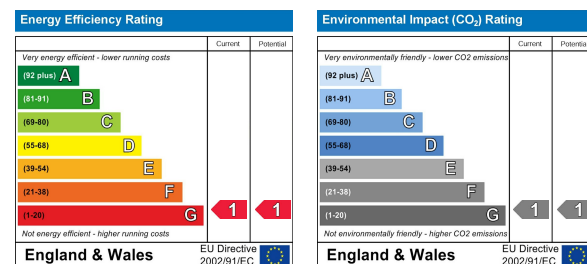


**Price £4,250,000 Freehold**

Unique opportunity to acquire a bespoke country house in an enviable parkland setting with landscaped gardens and mature woodland extending in total to approximately 11 acres. Planning consent is approved for the construction of a highly individual Arts and Crafts design house with indoor swimming pool, garaging and staff accommodation, extending in total to approximately 13,500 square feet together with an extensive landscaping scheme and impressive entrance gates. The finished house will have four reception rooms, a superb kitchen/breakfast room with orangery, eight bedrooms, each with en suite facilities, four car garaging and two bedroomed staff flat. The property is offered as a design and build project through respected local house builder Clayson Country Homes who have an established track record of high quality residential development throughout Northamptonshire.



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# Fox Covert, Park Close, Sywell, Northampton, Northamptonshire, NN6 0AX

## LOCAL AMENITIES

Within the village there is the Parish Church of St Nicholas, a General Store, playing field and The Overstone CE 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.

## SERVICES

Main drainage, gas, water and electricity will be connected. Drainage will to be a private filtration system.

## SITUATION

The property is located on the southern outskirts of the Northamptonshire village of Sywell surrounded by protected woodland adjacent to Overstone Park. The property is located approximately five miles to the north east of Northampton with Intercity rail link East Coast mainline from nearby Wellingborough (6 miles) to London St Pancras in 45 minutes.

## BUILD SPECIFICATION

A detailed specification will be provided upon request.

## PLANNING

The property has the benefit of full planning permission granted under Paragraph 55 of the National Planning Policy Framework, application number WP/15/00646/FUL dated 14/10/15. Conditions 5, 6 and 7 relating to landscaping and tree protection were approved by Wellingborough Council on the 30th May 2017 and the planning permission is therefore validated.

## PLANS

A reduced copy of the plans are shown on the agent's website, including a full colour Architect's representation of the north and south elevations of the proposed dwelling, together with architectural 3D design drawings showing external elevations and landscaping.

## VEHICULAR ACCESS

Access to Fox Covert is along Park Close, leading from the village of Sywell, and serving a number of individual dwellings terminating at the gates to the extensive grounds.

## METHOD OF PURCHASE

Clayson Country Homes will convey the plot to the

purchaser upon a first stage payment of £1,250,000. The purchaser will enter into a building contract with the builder to complete the house according to a pre-agreed specification and stage payments will be made at monthly intervals up to completion which is anticipated within 15 months of the commencement of the contract.

## SCHEDULE OF AREAS

Ground Floor Accommodation: 4,046 square feet  
First Floor Accommodation: 3,855 square feet of which 191 square feet is open gallery area  
Second Floor Accommodation: 2,366 square feet  
Swimming Pool Complex: 1,391 square feet  
Staff Accommodation: 919 square feet  
Garaging: 995 square feet

## SITE PLAN

The attached plan shows the extent of the property edged red and is taken from the Land Registry Official Copy of Title Plan, Title Number NN322013 and is provided for identification purposes only.

## BOUNDARIES

The boundaries to the property are delineated by post and wire fencing, some post and rail fencing and some close boarded fencing, the majority of which are screened by natural foliage. There is a natural spring water supply on the property. The purchaser will be granted a vehicular right of way from the public highway along Park Close for access.

## HOW TO GET THERE

From Northampton proceed in a north easterly direction along the A43 Kettering Road to the roundabout junction on the outskirts of the village of Moulton and take the third exit signposted towards the village of Overstone. Proceed through Overstone and on entering the village of Sywell turn right into Park Close and follow the road to the far end of the road where the gates to Fox Covert will be found directly ahead.

## DOI RG13032018/7903

For further information on viewing call 01604 230222