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GREENER **Country** HOUSES & COTTAGES



ESTATE AGENTS



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Gayton House, 22 Baker Street, Gayton, Northampton, Northamptonshire, NN7 3EZ

# Gayton House, 22 Baker Street, Gayton, Northampton, Northamptonshire, NN7 3EZ

This very substantial modern detached four bed roomed house stands in private gardens in excess of 0.2 of an acre offering over 2500 sq ft of accommodation with three large reception rooms kitchen/breakfast room, utility room, master bedroom suite and garaging for four cars. Interior has been well maintained however there is scope for some refurbishment particularly to the kitchen and the bathrooms and the property is offered with no up ward chain.

## Price £795,000 Freehold

### HISTORICAL NOTE

The house stands within the original grounds of Gayton House which was demolished for development in 1972 and was built by Sir John and Lady Palmer for their own occupation. The garden comprises part of the stable yard to the original house and the Listed entrance gates were designed by Sir Bertram Clough Williams-Ellis the creator of the village of Portmeirion in North Wales.

### ENTRANCE PORCH

Approach through an Oak panelled front door which has a mat well and a glazed door leading to :-

### RECEPTION HALL

17'5 x 11'2  
Spacious hall contains stairs rising to the first floor with mahogany hand rail and under stairs cupboard. There is a mosaic parquet floor and straight through access to the rear gardens. Further doors lead to :-

### SITTING ROOM

17'5 x 13'8  
An attractive room with a coved ceiling and French doors leading to the rear terrace and garden. There is a fitted book case and a door to the kitchen.



### DINNING ROOM

14'8 x 10'10  
A well proportioned room with a mosaic parquet floor and coved ceiling there are twin two casement windows to the front elevation and a door to the kitchen.



### KITCHEN/BREAKFAST ROOM

14'4 x 13'8  
A well proportioned room refitted with floor and wall cabinets with Corian work surfaces incorporating one and a half bowl sink unit NEF stainless steel oven and a four place gas hob beneath a cooker hood. There is a gas fired AGA range cooker with two ovens and two hob plates and plumbing for automatic dishwasher. A window over looks the rear garden and a door leads to :-



### UTILITY ROOM

21'11 x 7'8  
Housing the boiler cupboard with the Megaflow mains pressure unvented cylinder, a broom cupboard and a walk in pantry as well as a stainless steel sink unit and plumbing for washing machine and tumble dryer. There is a door leading to the front drive and a further door leading to :-

### STUDY

11'9 x 7'9  
Having been used as an office with an extensive range of fitted floor and wall cupboards, shelving and drawers together with a desk area. There is a window to the rear elevation.

### CLOAKROOM

14'2 x 6'8 overall  
With area for coats and boots as well as separate WC and wash basin there is an internal door leading to the double garage.

### FIRST FLOOR LANDING

12'3 x 9'8  
A large landing with doors to the four bedrooms, family bathroom and to :-

### DRAWING ROOM

23'8 x 17'10  
A very spacious room with a coved ceiling with windows to the front side and rear as well as a glazed door opening to the upper level lawns. There is a fire place with a gas coal effect fire and a limestone mantle and there is a TV point.

### MASTER BEDROOM SUITE



### BEDROOM ONE

16'3 x 11'10  
Bedroom One  
Approached from the secondary landing and with a three casement window overlooking the rear garden a further window to the side and doors to :-



### DRESSING ROOM

6'1 x 5'0  
With shelving and hanging space

### SHOWER ROOM EN SUITE

8'4 x 6'1  
White suite of vanity wash basin with cupboards under, WC and quadrant shower cubicle with glazed sliding doors. There is a ceramic tiled dado and a mirror fronted cabinet with internal lighting and a two casement window to side elevations.

### BEDROOM TWO

14'0 x 10'1  
Three casement window with superb views towards open countryside this room has a built in wardrobe with shelving and hanging space.



### BEDROOM THREE

12'6 x 9'10  
Another double room with built in wardrobes and three casement window to the rear elevation.

### BEDROOM FOUR

13'2 x 8'4  
Also with built in wardrobe with shelving and hanging space and windows to rear elevation.

### FAMILY BATHROOM

8'0 x 6'0  
Comprising a Roca suite of panelled bath with integrated shower over and a folding screen, pedestal wash basin and a WC. There is a mirror, shaver socket and light and window to front elevation.

### OUTSIDE

The house is approached through the impressive wrought iron gates standing between stone pillars beneath Arts and Crafts style ornamental lanterns leading on to a private resin drive flanked by a stone wall and an established beech hedge. The driveway terminates at the front of the house where there is parking and turning space and access to the four car garaging.



### DOUBLE GARAGE

17'10 x 16'6  
Approached through individual up and over doors with light and power connections and doors leading to :-

### WORKSHOP

12'4 x 6'9  
With a fitted work bench and shelving there is a window and door to the rear garden.

### WINE CELLAR

5'8 x 5'3  
Fitted wine storage bins and light connected.

### ATTACHED GARAGE

17'0 x 9'0  
Also with up and over door and there is a ramp to the side giving access to the rear garden.



### DETACHED GARAGE

20'5 x 7'10  
A spacious single with up and over door.

### REAR GARDEN

Approached by a parterre garden laid on the original brick floor to the stable yard with box hedges together with a york stone terrace leading to a pergola and storage loggia. The rear garden is bounded by stone walls well stocked with shrubs and small trees including Silver Birch Magnolia and Fir and providing complete privacy as well as facing in a southerly direction. The garden can be accessed from the side of the property where there is a lean to greenhouse and garden store. A flight of stone steps leads to the upper level lawn which is bounded by well stocked flower borders and established hedging and there is a tall mature Cedar tree at the far end.



### SERVICES

Main drainage water and electricity are connected. Central heating is through radiators from an Ideal gas fired boiler also providing domestic hot water through a Megaflow unvented hot water cylinder.

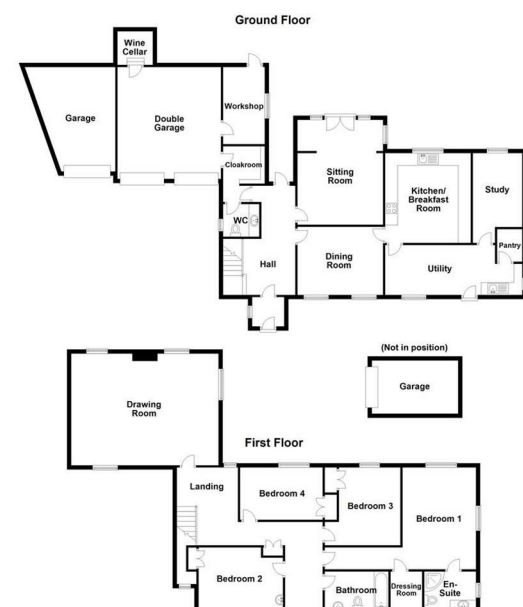


### COUNCIL TAX

South Northamptonshire - Band G

### AMENITIES

Gayton has its own church, public house, village hall, playing fields, many active clubs and leisure groups and a primary school which feeds into Campion School and can pick up from outside. The Grand Union Canal runs through the nearby village of Blisworth and boasts the third longest navigable tunnel in the UK. Mainline train services to London Euston, Milton Keynes and Birmingham New Street are available from Northampton station 5 miles away.



Not to scale. For illustrative purposes only