



27 The Paddocks, Bugbrooke, Northamptonshire NN7 3QR

HOWKINS &
HARRISON

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Guide Price: £675,000

OPEN DAY SATURDAY 11th MAY – 10am to 12pm .
Please call to confirm your attendance.

Nestled away in a quiet cul-de-sac location is this large detached four-bedroom family home, with a potential fifth bedroom and offering ample scope for further development throughout. Situated on a plot over a third of an acre, it commands attractive views across a small brook toward the Medieval Village church. The full accommodation comprises an entrance hallway with a vaulted ceiling, a cloakroom, four reception rooms, a study, a kitchen/breakfast room with a range of fitted appliances, and a utility room. On the first floor are four double bedrooms, one with an en-suite bathroom, a family shower room, and a further shower room. Outside the gardens wrap around three sides and are mainly laid to lawn. A detached double garage and block paved drive offer ample off-road parking. Offered with No Upward Chain. Must be viewed to fully appreciate the private location, size, and versatility.



Location

Bugbrooke nestles in rolling countryside, south west of Northampton, with a narrow brook dividing the conservation area in two. The village has a church, primary and secondary school, doctors' surgery, three public houses and local village shops.

Towcester is approximately 6 miles away, Northampton is also 6 miles and Milton Keynes 18 miles. There is good access to the A5, A43, M1 and M40 and train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 minutes and 50 minutes respectively.

Sporting activities in the area include golf at Whittlebury Hall and Silverstone, sailing at Draycote Water, Pitsford and Hollowell Reservoirs, and of course motor racing at the world famous Silverstone race circuit.



Accommodation Details - Ground Floor

The ground floor entrance is via a double-glazed door into the vaulted ceiling hallway. Stairs provide access to the first floor and doors lead to the main rooms. Doors lead from the spacious hallway into the cloakroom, sitting room, dining room, and kitchen. The ground floor cloakroom is fitted with a white two-piece suite. The sitting room offers dual aspect views having useful bi-folding doors that offer versatile options between private dining or open plan social space. A further good-sized "L" shaped family room to the front with a door into the study. The kitchen/breakfast room has a range of fitted cabinets, drawers, and wine rack. Integrated dishwasher and fridge/freezer. Built-in Neff double oven, four-ring gas hob, and microwave. A door provides access to the utility room leading to the back door and gardens. Within this room is a storage cupboard with a Glow Worm boiler.

First Floor

The spacious landing has a built-in airing cupboard and access to loft space. Four double bedrooms, one with a walk-in wardrobe and an en-suite bathroom. There are also two shower rooms.





Outside

A blocked paved driveway leads to the detached double garage, which has twin electric doors, power, and lighting, with a pedestrian door to the side garden. The driveway allows for ample parking, with additional lawned areas to either side. The mature rear gardens are largely laid to lawn, having deep-filled borders with a variety of shrubs, trees, and plants. Located in the far corner a timber summer house nestles in a secluded dell. A pedestrian gate leads through to a 'secret garden' which is very much a retreat, where the property boundary is defined by the brook enjoying views across to the medieval village church. The whole plot extends to approximately over a third of an acre.

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Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on Tel:01327 316880.

Fixtures and Fittings

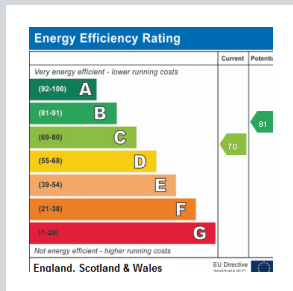
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

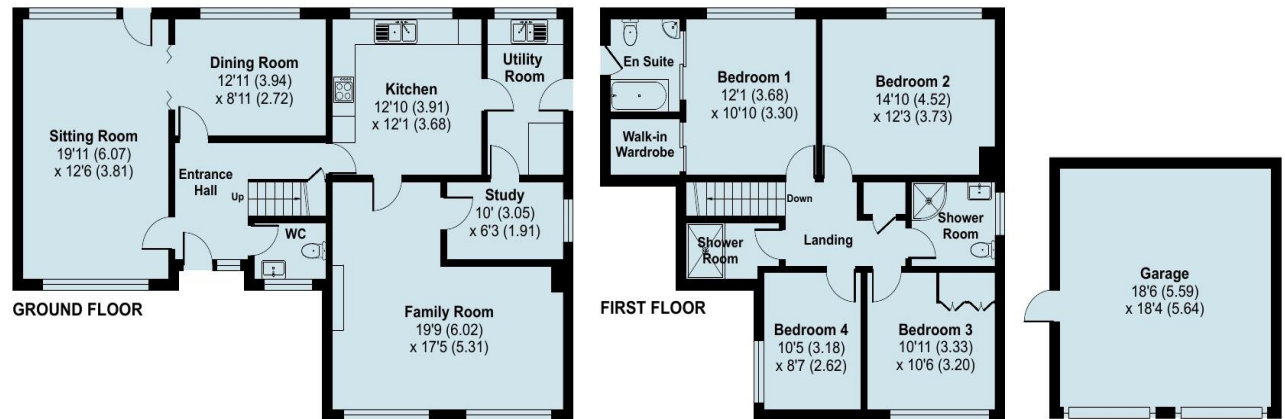
Local Authority

Rugby Borough Council - Telephone: (01788) 533533
Council Tax Band -F



The Paddocks, Bugbrooke, Northampton, NN7

Approximate Area = 1920 sq ft / 178.3 sq m
Garage = 339 sq ft / 31.4 sq m
Total = 2259 sq ft / 209.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Howkins & Harrison. REF: 1119941

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.