



Meadow House, Samwell Way, Northampton

£675,000
Freehold

Stonhills are pleased to offer this immaculate five-bedroom executive detached home offering over 2,200 sq. ft. of accommodation, located in the sought-after area of Hunsbury Meadows. Backing onto open parkland, the property features three reception rooms, two en-suites, a generous kitchen/breakfast room, a south-westerly facing garden, and a partially converted double garage ideal for a home office. Close to Pineham Primary School, local amenities and Upton Country Park, with excellent road links to the M1 and A45.



Tenure: Freehold
Energy Efficiency Rating: C

Stonhills are pleased to offer this beautifully presented and much-improved five-bedroom executive detached home, offering over 2,200 sq. ft. of spacious accommodation including the garage and office space. The property is situated in the sought-after area of Hunsbury Meadows, backing directly onto open parkland with a private south-westerly facing garden. It is ideally positioned close to Pineham Primary School, local shops and amenities, and excellent road links including the M1 and A45. Upton Country Park is also within easy reach, offering lovely countryside walks right on your doorstep. The current owners have upgraded the property throughout, creating a stylish and immaculate family home.

Ground Floor

Entrance Hall

Entered via a composite front door, this welcoming hallway includes a storage cupboard and under-stairs storage, with stairs rising to the first floor. Finished with wooden laminate flooring and radiator.

Cloakroom/WC

Obscure UPVC window to side aspect, low-level WC, wash hand basin with storage below, wooden laminate flooring,

radiator.

Lounge – 22'8" x 11'10" (6.78m x 3.60m)

A spacious dual-aspect room featuring two UPVC windows to the front and UPVC French doors with side panels leading to the rear garden. Attractive inglenook fireplace with gas fire and stone surround, two radiators.

Dining Room – 11'4" x 10'11" (3.45m x 3.34m)

UPVC window to the rear aspect, radiator.

Study – 11'9" x 7'5" (3.57m x 2.26m)

Two UPVC windows to the front aspect, radiator.

Kitchen/Breakfast Room – 22'0" x 19'3" < 13'2" (6.70m x 5.87m < 4.03m)

A stunning open-plan kitchen fitted with Kitchen Stori light American oak wall and base units with granite work surfaces. Features include a Rangemaster sink with Franke pull-down spray tap, Bosch dishwasher, pull-out double pantry units, pull-out spice drawers, pull-out corner unit, and eight pan drawers built into the large central island with breakfast bar. Space for a range cooker and American-style fridge/freezer, with UPVC windows to the front and rear aspects and French doors to the garden. Finished with high-quality wooden laminate flooring and two radiators.



Utility Room – 7'7" x 6'3" (2.32m x 1.91m)

Composite door to side aspect, fitted wall and base units with roll-top work surfaces, sink unit, space for appliances, Karndean flooring, and radiator.

Also housing the replacement Worcester gas boiler and replacement hot water cylinder, both with Hive smart controls and new smart meters.

First Floor

Landing

Gallery-style landing with loft access (via drop-down ladder), cupboard housing hot water cylinder, and radiator.

Bedroom One – 16'9" x 13'11" (5.11m x 4.25m)

UPVC window to rear aspect, fitted wardrobes, radiator.

En-Suite

Obscure UPVC window to side aspect, tiled shower cubicle, low-level WC, wash hand basin with storage under, ceramic tiled flooring, and chrome heated towel rail.

Bedroom Two – 12'0" x 10'5" (3.67m x 3.18m)

Two UPVC windows to front aspect, fitted wardrobes, radiator.

En-Suite

Obscure UPVC window to side aspect, tiled shower cubicle,

WC, pedestal wash hand basin, complementary tiling, wooden laminate flooring, and chrome heated towel rail.

Bedroom Three – 12'0" x 9'7" (3.67m x 2.91m)

UPVC window to rear aspect, radiator.

Bedroom Four – 11'11" x 7'10" (3.62m x 2.40m)

Two UPVC windows to front aspect, fitted double wardrobe, radiator.

Bedroom Five – 9'1" x 8'5" (2.78m x 2.56m)

UPVC window to rear aspect, radiator.

Family Bathroom – 8'5" x 7'4" (2.59m x 2.23m)

Obscure UPVC window to front aspect, bath with shower attachment, tiled shower cubicle, WC, wash hand basin with storage beneath, wooden laminate flooring, and heated towel rail.

Outside

Front Garden

Driveway offering off-road parking for multiple vehicles, bordered by mature shrubs and hedging.

Side Garden

Lawn area with paving and stone chippings, established



shrubs, gated side access, and wooden shed.

Total Floor Area: 2,237 sq. ft (207.8 sq. m) approx.

Rear Garden

A good-sized, private garden mainly laid to lawn with patio seating areas, mature borders, timber shed, greenhouse, and fencing providing privacy.

Local Authority: West Northamptonshire Council

Council Tax Band: G

Detached Double Garage

Partially converted to provide:

Heating: Replacement Worcester gas boiler and hot water cylinder with Hive smart controls and new smart meters

Broadband: Superfast full-fibre available (up to 900 Mbps)

Office/Studio – 17'0" x 7'9" (5.18m x 2.35m): Composite side door, UPVC window, electric heater, fitted storage.

Garage Area – 18'6" x 8'6" (5.65m x 2.58m): Up-and-over door, power, and light connected.



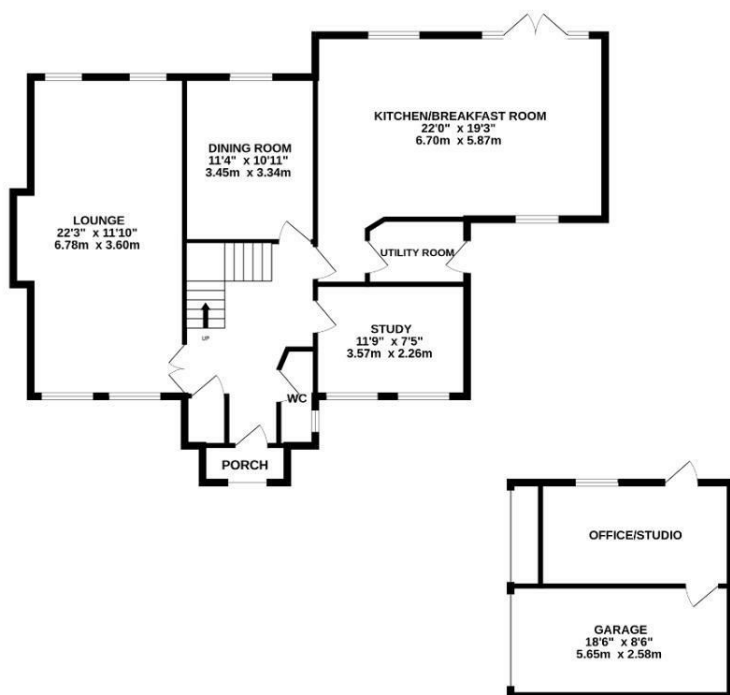


Additional Information

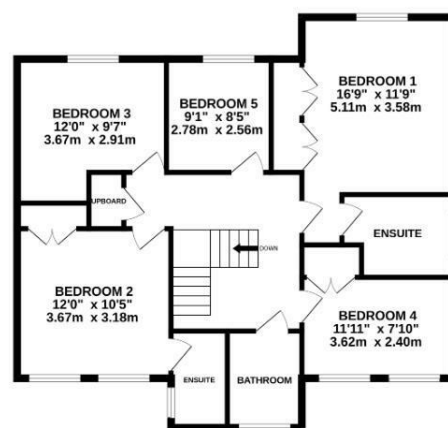
Local Authority - WNC
Council Tax - Band G
Viewings - By Appointment Only

Floor Area - 2237.00 sq ft
Tenure - Freehold

GROUND FLOOR
1357 sq.ft. (126.1 sq.m.) approx.



1ST FLOOR
900 sq.ft. (83.6 sq.m.) approx.



TOTAL FLOOR AREA : 2237sq.ft. (207.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
	71	80

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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