



## 36 BELFRY LANE NORTHAMPTON, NN4 0PB

**£2,000,000**  
**FREEHOLD**

Stonhills are pleased to present this stunning five-bedroom detached home with a self-contained one-bedroom annexe in the prestigious Collingtree Park area. Spanning over 6,000 sq. ft., this exceptional property offers a spectacular open-plan kitchen/living area, beautifully landscaped gardens with views over Collingtree Park Golf Course, a 30 sqm garden room with a bar, and a triple garage. Electric gates, ample parking, and luxury features throughout make this an outstanding home.





## 36 BELFRY LANE

- VIEWS OVER COLLINGTREE PARK GOLF COURSE • SIX BEDROOMS • OPEN PLAN LIVING • TRIPLE GARAGE • LARGE PLOT • LARGE GARDEN • HIGH SPECIFICATION • ONE BEDROOM ANNEXE • 6005 SQ FT



Stonhills are pleased to present this stunning five-bedroom detached residence with a self-contained one-bedroom annexe, located in the prestigious Collingtree Park area. This truly stunning home has been finished to an extremely high standard, offering the perfect combination of luxury, space, and modern living, all set on an impressive plot of approx. 2/3 acres with views over Collingtree Park Golf Course.

The spectacular open-plan kitchen and living area is the heart of the home, designed for both entertaining and relaxed family living. This space flows seamlessly onto the garden through expansive bi-fold doors, creating an effortless indoor-outdoor experience.

The accommodation offers five generously sized bedrooms, all with ensembles. Two of the bedrooms also feature luxurious dressing rooms.

This home also benefits from a self-contained one-bedroom annexe, perfect for guests, extended family, or independent living. Thoughtfully designed, the annexe includes a spacious open-plan living area, a well-appointed bedroom, a shower room, and a walk-in wardrobe, ensuring complete comfort and privacy.

The property is accessed via electric gates with an intercom system, leading to a large driveway with parking for numerous vehicles and a triple garage

with electric doors, currently repurposed as a gym and featuring two car charging points. The landscaped gardens feature a large porcelain tiled patio, a garden irrigation system, and CCTV for added security.

The garden also benefits from a 30 sqm composite garden room, currently used as a bar, complete with heating, air conditioning, and bi-fold doors opening onto a decking area with a covered hot tub—the ultimate setting for entertaining and relaxation. The beautifully maintained outdoor space enjoys stunning views over Collingtree Park Golf Course, providing a serene and picturesque backdrop.

Collingtree Park is one of Northampton's most desirable locations, offering a tranquil, family-friendly environment with easy access to local amenities, excellent schools, and Collingtree Park Golf Course. The property is also conveniently located for major transport links, including the M1 motorway, and is just a short drive from the town centre, with a variety of shopping, dining, and leisure options.

Viewing is highly recommended to fully appreciate the quality, luxury, and lifestyle this stunning home has to offer.

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## **ADDITIONAL INFORMATION**

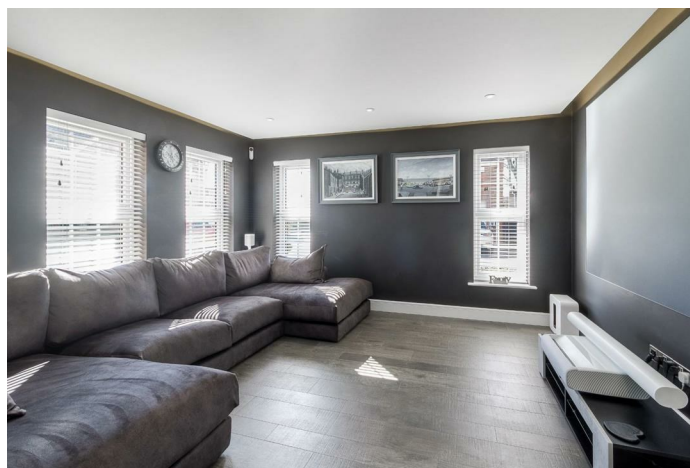
**Local Authority –**

**Council Tax – Band**

**Viewings – By Appointment Only**

**Floor Area – sq ft**

**Tenure – Freehold**





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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