



5 Paget Close  
Great Houghton | Northampton | Northamptonshire | NN4 7EF





# SELLER INSIGHT

“ The perfect blending of a spacious family home in a great location immediately attracted the present owners. 5 Paget Close is situated at the end of a private drive, shared with four other houses: and you can walk into the village or take the ten minute drive into the centre of Northampton. The property gives you the best of town and country living and has been the owners much loved home for thirteen years.

The house is a bright and light flooded, creating a positive ambience throughout and the owners have made many changes to achieve these pleasing surroundings. They built an extension to the rear of the house to provide additional space, replaced dark oak doors with light oak and installed a stunning glass staircase. The bathrooms were refurbished with the ensuite having a double shower and double handbasins, whilst the family bathroom has a built in television to aid a relaxing bath. Parquet flooring was laid in the lounge and Kardeen flooring in the hall.

The family use and appreciate the entire house, but love entertaining in the sunny dining room, with its window seat and pretty view to the garden. The beautiful stone fireplace in the lounge houses a wood burner which makes the room a cosy winter refuge, and with the doors to the patio open you create an inside outside, summer charm. The chic kitchen is ideal for family meals and a further room is adaptable as an office or family room. There are three double bedrooms that all enjoy magnificent views across open fields to the rear, and a further double bedroom to the front. The owners say that an excellent point about this family home is that there is a very generous amount of storage space.

The southwest facing back garden is a sun trap, and the sunken pergola area is an ideal spot to spend a lazy sunny afternoon, or sip an evening gin and tonic as you watch the glorious colours of the setting sun, and after nightfall with the garden lights on, the atmosphere is quite magical. You might like to watch the koi swimming in the pond or leave the garden by the rear gate to walk into the stunning countryside. It is a much enjoyed garden and has been the setting for family parties and barbecues.

The friendly village has various clubs centred round the village hall and two prestigious pubs. Northampton town centre is approximately one mile away with the train station and trains running regularly to London Euston.

The owners will miss the house as the house has been their 'home' with its space, comfort, views and superb location. They are moving closer to family but are sure it is going to be impossible to replicate 5 Paget Close.\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









# STEP INSIDE

## 5 Paget Close

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Woodlands is a very appealing, bright and spacious, individually designed modern brick under tile, detached house located in a tucked away spot in the heart of the sought after village of Great Houghton. This superb property is set in mature landscaped gardens of approximately 0.25acre backing onto open farmland and with extensive off street parking to the front for at least 4 cars. The property is immaculately presented throughout.

On entering you are greeted by a large central reception hallway with a contemporary oak and glass staircase, fitted coats cupboards and a guest cloakroom. On the right is the main reception room which is an exceptional size and really bright with French doors opening to the rear sun terrace, windows on the side and to the front overlooking the garden, there is an impressive stone fireplace with wood burner and a parquet wood floor. The dining room is another bright, good size room and is at the rear with a parquet wood floor and a deep bay window overlooking the rear garden. On the left of the hall is the kitchen/breakfast room which is fitted with an extensive range of light grey units with contrasting work surfaces, gas hob and an integrated oven, microwave, dishwasher and fridge, there is plenty of space for a breakfast table. A separate utility room has plumbing for a washing machine, dryer and further cupboard space. There is a further study/snug which overlooks the front garden.

On the first floor is a large wide landing area with a study area and built in cupboards. The main bedroom is a lovely bright room overlooking the rear garden and with open views over the fields behind, a full range of fitted wardrobes and a luxurious en-suite shower room. There are a further three double bedrooms and a stunning family bathroom.

The south west facing gardens are a great feature of this superb home and wrap around the whole house with well stocked borders, lawns, mature trees and hedging, there is a paved sun terrace spanning the entire back of the house with a further side patio area with pergola and fish pool. To the side of the house is a detached double garage with a separate home office overlooking the rear garden.

Great Houghton is about three miles to the east of Northampton and has good facilities including two public houses, church, tennis club and a village hall. Northampton provides good shopping and leisure facilities and mainline trains from Northampton take about 55 minutes to London Euston. Junction 15 of the M1 is approximately 10 minutes drive away via the A45.

Property Information, Services & Utilities:

Services: Mains electric, gas, water & sewerage.

Heating: Mains gas powered central heating.

Broadband: Ultrafast broadband available, we advise you to check with your provider.

Mobile signal: 4G & 5G available, we advise you to check with your provider.

Parking: Garage for 2 cars & driveway for 4+ cars.

Council Tax: Band G.

EPC Rating: C.

Special notes: There is a shared driveway.







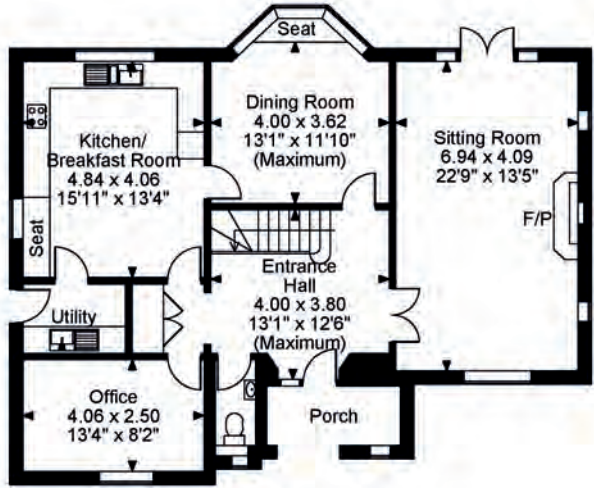




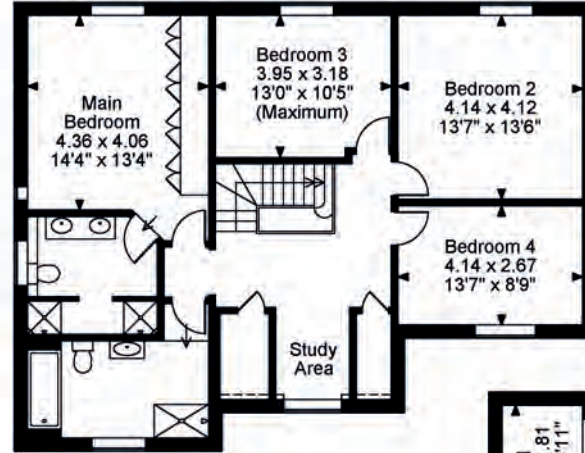


**Paget Close, Great Houghton, Northampton**

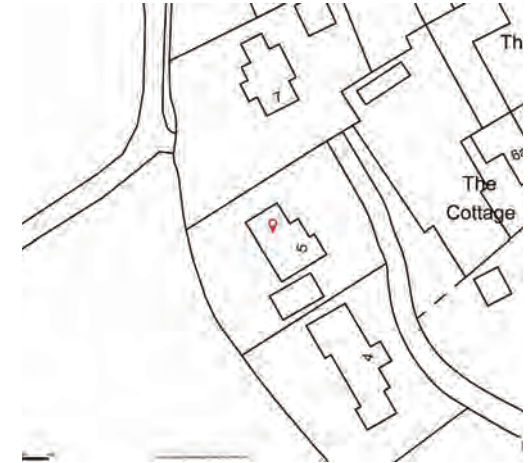
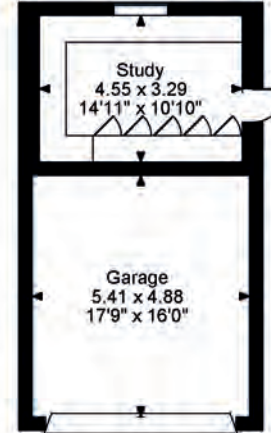
Approximate Gross Internal Area  
 Main House = 2160 Sq Ft/201 Sq M  
 Garage = 284 Sq Ft/26 Sq M  
 Study = 161 Sq Ft/15 Sq M  
 Shed = 59 Sq Ft/5 Sq M  
 Total = 2664 Sq Ft/248 Sq M



**Ground Floor**



**First Floor**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Tenure: Freehold  
 Council Tax Band: G

*Offers over* £850,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 754062833 Registered Office: 5 Regent Street, Rugby, Warwickshire, CV21 2PE. Printed 30.10.2024





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