



# High Street

Pitsford, Northamptonshire

oriordanbond  
SALES & LETTINGS





# High Street

Pitsford  
NN6 9AD

Guide Price  
£650,000

A stunning four bedroom detached period home situated in the highly desirable and picturesque village of Pitsford. This character property occupies a substantial plot with large mature private gardens and a gated drive to the side which leads to a generous off road parking area and garage. There is a primary school and private school within the village and Pitsford Water reservoir offering leisure facilities is just a short drive away and further shopping and recreational facilities are available in the nearby village of Brixworth.

The accommodation includes large entrance hallway, cloakroom/WC, music/family room with French doors to the garden, study, sitting/dining room also with French doors to the garden, fitted kitchen/breakfast room, rear hallway with stairs rising to first floor, large master bedroom with dressing room incorporating wardrobes which leads through to a large re-fitted en-suite, bedroom two/guest room also with re-fitted en-suite, two further double bedrooms and re-fitted family bathroom with sliding door giving access to a first floor utility cupboard. There is a partially converted cellar which is currently used as a games room with internal access and external door giving access to the rear garden. Externally, the gardens are private with patio courtyard and barbecue area leading to the extensive lawns which are enclosed. To the side of the property is a gated drive and parking area which leads to the detached garage which has an electric power supply. The current sellers have refurbished and improved the property which has also been recently redecorated to a high standard. (A/2109/L)

- Stunning four bedroom detached period home
- Master and guest en-suite bedrooms
- Three reception rooms
- Games room (partially converted cellar)
- Extensive private rear garden
- Gated drive with parking area and detached garage











TOTAL FLOOR AREA : 2109 sq.ft. (195.9 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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### Additional information

- Council Tax Band: F
- Energy Efficiency Rating: E

### Viewing

Viewing strictly by appointment – details below

### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

**O'Riordan Bond Brixworth Sales**

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