



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

# Cherry Hill, Old Northampton NN6 9EN

"Countryfile"

4 3 3



**"Countryfile"** This substantial, detached home enjoys a wonderful plot with fabulous views of open countryside to the back where you can admire wildlife in its natural environment. Cherry Hill is an exclusive development situated on the periphery of Old, with both Old and Walgrave village pubs and Church within walking distance as well as fine rural walks. The generous, versatile interior includes a reception hall, guest cloakroom, free flowing kitchen/breakfast room with select integrated appliances and an adjoining utility room. The formal dining room is palatial with scope to knock through from the kitchen if desired, the living room has a dual aspect and attractive fireplace and the large study/snug is a versatile space. Upstairs the landing incorporates a reading/music area and leads to a principal bathroom and four double bedrooms, the master with dressing room and en suite, the guest also with en suite and both with lovely views over countryside. The impressive plot has a double width driveway with parking for two/four cars leading to a double garage, the foregarden is well kept and the fabulous rear garden is the perfect vantage point from which to admire the view. **Modern living in a rural setting!**

**Living Room** - 7.04m x 3.89m (23'1" x 12'9")

**Dining Room** - 4.34m x 4.19m (14'3" x 13'9")

**Study** - 3.43m x 3.12m (11'3" x 10'3")

**Kitchen/Breakfast Room** - 4.83m x 2.18m (15'10" x 7'2")

**Utility Room** - 2.29m x 2.21m (7'6" x 7'3")

**Cloakroom** - 2.26m x 0.91m (7'5" x 3'0")

**Bedroom One** - 4.37m x 3.63m (14'4" x 11'11")

**Dressing Room** - 1.3m x 1.27m (4'3" x 4'2")

**En suite** - 3.02m x 1.85m (9'11" x 6'1")

**Bedroom Two** - 4.52m x 3.25m (14'10" x 10'8")

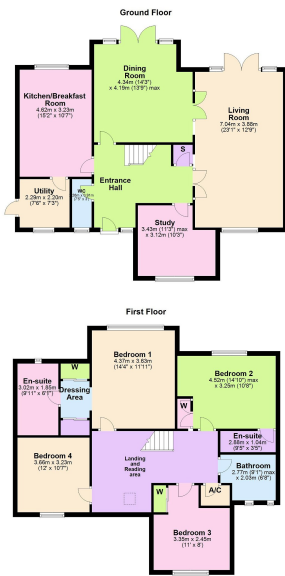
**En suite** - 2.87m x 1.04m (9'5" x 3'5")

**Bedroom Three** - 3.81m x 3.43m (12'6" x 11'3")

**Bedroom Four** - 3.66m x 3.23m (12'0" x 10'7")

**Bathroom** - 2.77m x 2.03m (9'1" x 6'8")





- Detached
- Kitchen/ Breakfast Room
- Four Bedrooms
- Double Garage
- EPC Rating: C
- Village Location
- Three Reception Rooms
- Two Ensuites and Family Bathroom
- Parking for Two/Four Cars
- Council Tax: G



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

15-16 Market Place, Kettering,  
Northamptonshire, NN16 0AJ

