



25 Augusta Avenue  
Collingtree Park | Northampton | Northamptonshire | NN4 0XP

FINE & COUNTRY



# STEP INSIDE

## 25 Augusta Avenue

A beautifully presented and deceptively spacious, detached family house set in a prime position on this sought after road in prestigious Collingtree Park backing onto the golf course. This superb property which has, subject to planning, unlimited potential to extend at the rear and side of the house. This superb home is set back from the road with a vast brick paved driveway and frontage with parking for at least six cars leading to an integral double garage.

On entering you are greeted by a bright central hallway with an oak floor and staircase to the upper floor, there is also a guest cloakroom. To the front of the hall is a study which looks onto the front driveway and has access into the garage. On the left of the hall is a beautifully proportioned reception room with windows to the side and rear flooding the room with natural light, there is a modern style wall hung marble fireplace with a living flame gas fire and a full wall of bespoke fitted cupboards and display/book shelves, glazed doors lead through to the conservatory with access to the garden and sun terrace. The kitchen/breakfast room which is accessed from the hallway is a really good size and big enough for a breakfast table, it is fitted with an extensive range of wall and floor units, granite work tops, a range cooker and quality integrated appliances, there is a separate utility room with a further fitted hob and access to the rear garden.

On the upper floor is a wide central landing, there are four double bedrooms all of them are proper double bedrooms. The main bedroom suite is a lovely bright room with a dressing area with an extensive range of fitted wardrobes and cupboards, to the rear is a pair of French doors with a Juliet balcony overlooking the garden and golf course, there is also a large luxurious en suite shower room. There are three further double bedrooms, one with another en suite shower room and wardrobes plus two double bedrooms overlooking the rear garden and a luxurious family bathroom.

Outside the sunny gardens with an east west aspect are a sheer delight and are mainly laid to lawn with a paved sun terrace spanning the rear and side of the house, which is ideal for outside dining, the whole garden is bordered by mature hedging and trees, fencing and mature shrubberies with views over the golf course.

This superb property is just moments away from the health/fitness club and is ideally located for access to junction 15 of the M1, local amenities, easy access to Northampton town centre and railway station with direct trains to London and Birmingham.

### Property Information, Services & Utilities

Tenure: Freehold.

Council Tax: Band G

EPC Rating: C

Services: Mains electric, gas, water & drainage.

Heating: Gas central heating.

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

Mobile signal: 5G available in this postcode, we advise you check with your provider.

Parking: Garage & driveway parking for multiple cars.











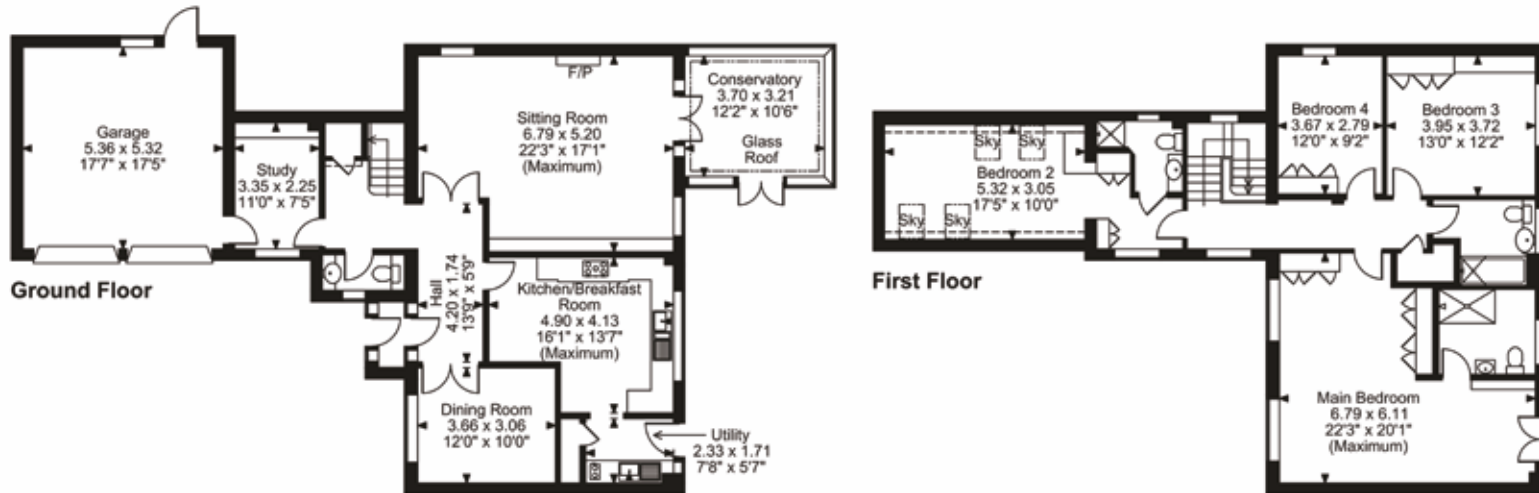
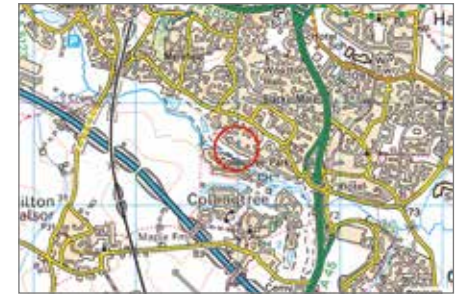








**Augusta Avenue, Collingtree Park, Northampton**  
**Approximate Gross Internal Area**  
**Main House = 2337 Sq Ft/217 Sq M**  
**Garage = 307 Sq Ft/29 Sq M**  
**Total = 2644 Sq Ft/246 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
The position & size of doors, windows, appliances and other features are approximate only.  
□ □ □ Denotes restricted head height  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8654484/LPV



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

Tenure: Freehold  
Council Tax Band: G

£800,000



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 © 2025 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 754062833 Registered Office: 5 Regent Street, Rugby, Warwickshire, CV21 2PE. Printed





## JONATHAN LLOYD-HAM

PARTNER

*follow Fine & Country Northampton on*



Fine & Country Northampton  
20A-30 Abington Street, Northampton, Northamptonshire, NN1 2AJ  
01604 309030 | 07939 111481 | [jonathan.lloyd-ham@fineandcountry.com](mailto:jonathan.lloyd-ham@fineandcountry.com)

