

Russetts,
Sandy Lane, Church Brampton





Russetts

Sandy Lane, Church Brampton

£1,300,000

An exceptional five-bedroom detached family residence occupying a wonderful position within the highly sought-after Northamptonshire village of Church Brampton. Set within approximately 0.69 acres and extending to around 3,300 sq ft, the property has undergone an extensive programme of enhancement and refurbishment, creating a superb home that seamlessly blends character, quality and contemporary family living.

Accommodation

Ground Floor: Reception Hall | Bootroom | Lounge | Kitchen/Breakfast Room | Dining Room | Sunroom | WC | Utility | Study

First Floor: Landing | Master Bedroom Suite – Bedroom One | Dressing Area Ensuite | Guest Suite – Bedroom Two | Shower Room Ensuite | Bedroom Three | Bedroom Four | Bedroom Five | Family Bathroom

Outside: Rear Garden | Private Gated Driveway | Double Garage

Approximately 3,300 Square Feet

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Description

Significant improvements include the addition of a stunning oak-framed garden room overlooking the rear garden, an oak entrance porch, and replacement oak-framed double-glazed windows throughout. Internally, the accommodation has been comprehensively updated with a beautifully redesigned kitchen/breakfast room and utility, replacement flooring throughout and complete redecoration. The impressive sitting room has also been enhanced with bi-fold windows and a newly installed log-burning stove, creating a warm and inviting focal point.

To the first floor are five well-proportioned bedrooms, including a luxurious principal suite with a refitted en-suite shower room, complemented by a stylishly appointed family bathroom.

Externally, the property is approached via a tree-lined gated private driveway providing extensive off-road parking and access to a substantial detached double garage extending to approximately 650 sq ft, complete with newly fitted electric doors and offering excellent potential for conversion to ancillary accommodation, subject to any necessary consents. The mature west-facing rear garden enjoys a high degree of privacy and provides an idyllic setting for outdoor entertaining and family enjoyment.

A rare opportunity to acquire a beautifully improved village home of considerable scale, occupying a generous plot in one of Northamptonshire's most desirable locations.











Rear Garden

The rear garden is a particular feature of the property, having been meticulously maintained and designed to provide both privacy and year-round enjoyment. Enclosed by attractive brick walling and accessed via secure gates to either side, the garden incorporates beautifully tended lawns, mature planting and a variety of raised seating terraces surrounding the house. A private side patio offers a peaceful retreat and provides convenient pedestrian access to:-

Double Garage

The substantial detached garage is fitted with two replacement electric roller doors to the front and provides parking for up to four vehicles. Additional storage is available within the eaves, while two windows to the side elevation and a pedestrian door to the patio provide natural light and convenient access. Subject to the necessary consents, the garage offers excellent potential for conversion to ancillary accommodation.

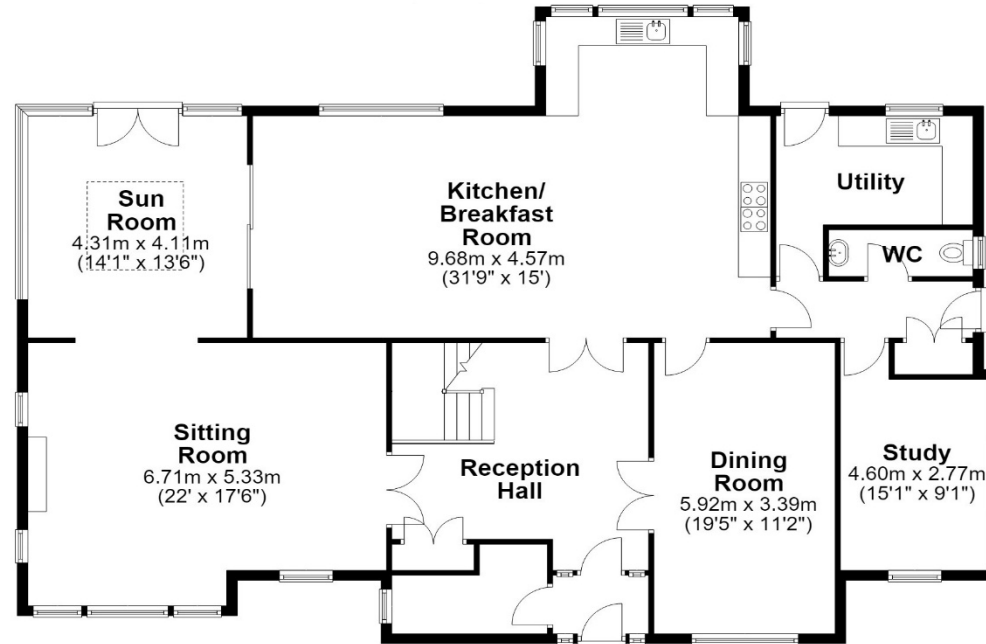
Driveway

Approached from Sandy Lane via electric gates, the property is set well back along a private tree-lined driveway, creating an impressive and secluded approach. The driveway provides generous off-road parking for multiple vehicles and enhances the sense of privacy, setting and exclusivity from the moment of arrival.



Ground Floor

Approx. 184.7 sq. metres (1988.5 sq. feet)



First Floor

Approx. 124.5 sq. metres (1340.5 sq. feet)



Total area: approx. 309.3 sq. metres (3329.1 sq. feet)
(Excludes Garage)

For illustration purposes only - not to scale



Services

Main drainage, gas, water and electricity are connected. Central heating is from a gas fired boiler. The domestic hot water is provided by a refitted mains pressure unvented cylinder.

Council Tax

West Northamptonshire Council - Band G

Local Amenities

The sought-after village of Church Brampton enjoys an enviable setting and is home to Northamptonshire County Golf Club, widely regarded as one of central England's finest heathland courses. Local amenities include the Parish Church of St Botolph, The Bramptons Primary School in nearby Chapel Brampton and Sedgebrook Hall Hotel and Conference Centre, with a Waitrose supermarket available at Kingsthorpe. For leisure, Pitsford Reservoir offers sailing and fishing, while excellent road links are provided by the M1, accessible northbound via Junction 16 and southbound via Junction 15A. The wider area is particularly well served by schooling, including Oakham, Uppingham, Oundle, Rugby, Wellingborough and Northampton School for Girls.

How To Get There

From Northampton proceed in a north westerly direction along the A5199 Welford Road to the junction with Brampton Lane at the Windhover public house. Turn left at the roundabout over the new bridge and straight over to the next roundabout sign posted to Church Brampton along Sandy Lane. Continue up the hill passing the Brampton Heath golf centre on the left hand side and on entering the village of Church Brampton continue straight on towards the junction with Harlestone Road and Russetts stands on the left hand side.





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