Rustlings
Spring Lane, Boughton



RICHARD GREENER



Rustlings

Spring Close, Boughton

Asking Price £1,250,000

Rustlings is an impressive and substantial individual detached residence, occupying a peaceful position along a quiet no-through lane in the heart of Boughton, with an attractive open outlook towards the Parish Church.

Accommodation

Ground Floor: Entrance Hall | Lounge | Cinema/Dining Room | Kitchen/Snug/Diner | WC | Utility Room

First Floor: Landing | Master Bedroom Suite – Bedroom One | Ensuite | Bedroom Two | Bedroom Three | Bedroom Four | Study | Bathroom

Second Floor: Bedroom Five | Bedroom Six

Outside: Rear Garden | Front Driveway Double Garage |

Outbuildings: Office/Gym

Approximate Floor Area: 4,074 Square Feet





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Description

Originally dating from the 1950s, the house has been significantly enhanced over the years, including further improvements by the present owners since their purchase in 2008. The property has undergone an extensive programme of refurbishment, modernisation and extension, creating a spacious and versatile family home.

Arranged over three floors, the accommodation has been carefully planned to suit the demands of modern family living. The layout includes six bedrooms, three reception rooms and a superb open-plan kitchen/snug/dining room, utility and WC, complemented by natural oak floors and bi-fold doors opening onto the rear garden.

The principal bedroom enjoys an en-suite shower room, while the family bathroom is fitted with both a bath and separate shower. The house is set within mature and private lawned gardens of approximately a quarter of an acre, with the addition of a home office/gym positioned to the rear of the garden. Beyond the garden, the property backs directly onto open pasture, creating a wonderful sense of space and privacy. The approach provides ample off-road parking and access to an integral double garage.





























Rear Garden

The rear garden is a superb feature of the property, offering depth, maturity and a wonderful sense of privacy. A paved terrace, enclosed by a rendered retaining wall, provides an attractive area immediately adjoining the house, complete with external lighting, power and a water tap by the side pedestrian access. Steps rise to an expansive lawn bordered by well-stocked flower beds, mature shrubs and small trees. A mature tree belt, including holly, fir and Lawson cypress, creates natural separation within the garden, beyond which a pathway leads to a further lawned area with a timber-framed garden shed and a 17'09" x 18'08" outbuilding supplied with electricity and heating. Currently used by the owners as a gym, this versatile space could also make an excellent home office, with bi-fold doors overlooking the rear garden.



Driveway

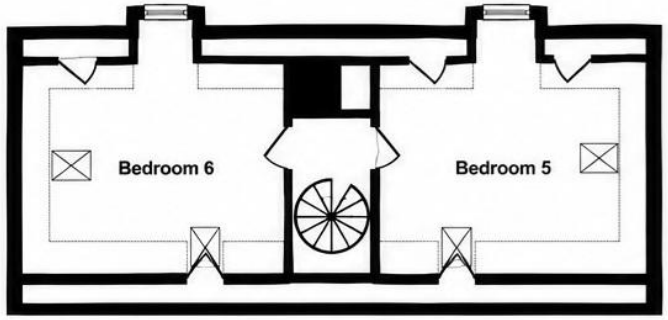
Rustlings is approached by a private gravel drive which provides parking and turning space in front of the house with well-stocked flower borders and privet hedges forming the boundaries. There is a mature Walnut tree and a variety of mature shrubs.

Double Garage

The integral double garage is approached through an electrically operated door and contains light and power connections. There is an internal door to the utility room.



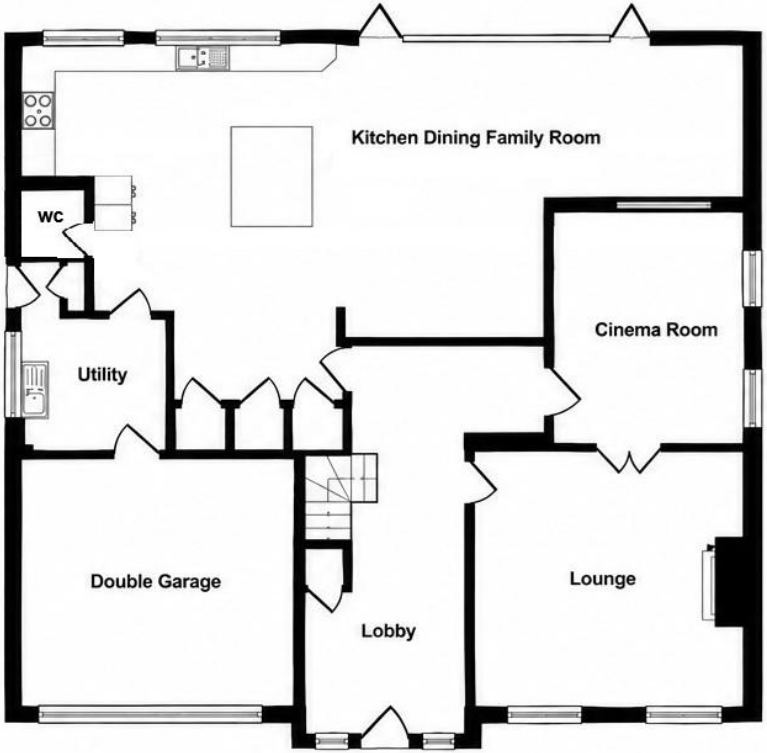




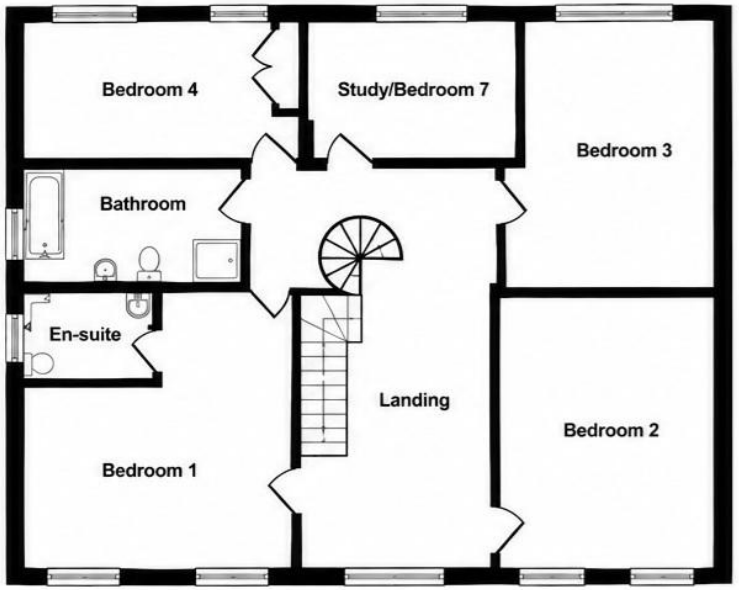
Second Floor



Gym/Studio



Ground Floor



First Floor





Services
Main drainage, gas, water and electricity are connected.

Council Tax
West Northamptonshire Council - Band G

Local Amenities
Within the village, there is the Parish Church and the Whyte Melville Public House, Village Hall and pocket park. Local schooling is at the County Primary School, with secondary education at the Moulton School for which there is a school bus service. The village is well placed for access to a number of public schools including Oakham, Uppingham, Oundle, Rugby and Wellingborough. There are local shops at Whitehills and a Waitrose Supermarket in Kingsthorpe. There is a country park and sailing club at nearby Pitsford Reservoir, and the Northampton County Golf Course is at Church Brampton. Northampton railway station provides a fast connection service to London Euston in 50 minutes.

How To Get There
From Northampton town centre proceed in a northerly direction along the A508 Barrack Road through Kingsthorpe onto the Harborough Road, signposted towards Market Harborough. Continue out of the town, passing Whitehills and at the first roundabout turn right signposted to the village of Boughton. On entering the village along Vyse Road, proceed to the junction with Church Street at the centre of the village and then bear left and down the hill into Butchers Lane. Continue along Butchers Lane and take the first turning on the right into Spring Close where Rustlings stands on the left hand side.


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