



**HENDERSON
CONNELLAN**
ESTATE AGENTS

"Valley House"

Situated within the picturesque Northamptonshire village of Lampport, with stunning rolling countryside views to the rear, Valley house is a truly impressive, detached residence offering over 2940 square feet. Offering an idyllic family home boasting multiple reception rooms, four double bedrooms and a double garage.



High Street
Lampport
NN6 9HB





Valley House is positioned within the highly sought after village of Lamport, surrounded by rolling countryside views. The village itself benefits from a popular pub & restaurant, a village Church and Lamport hall offering events and a pop-up village café. The neighbouring village of Maidwell offers a popular primary school and pub, and preparatory education is available at Spratton together with private educational establishments to include Northampton Grammar School in Pitsford, Rugby, Wellingborough and Oundle. For commuters the thriving towns of Market Harborough and Northampton accessed via the A508, providing train links to London St Pancras & London Euston station, and the A14 is a short drive away, providing excellent links to the M1 & M6.

An oak solid door opens into an impressive reception hall featuring solid oak flooring, exposed timber beams, a useful downstairs storage cupboard, and a striking solid oak staircase flows to the first floor.

The beautifully appointed living room boasts dual aspect windows flooding the room with natural light, a charming coal effect gas fireplace with a stone mantel and surround offers a focal point to the room, and French patio doors flow out to the garden.

A second reception room, currently arranged as a playroom, sits to the front elevation and benefits from dual aspect windows and traditional style coving, offering a versatile space that could equally serve as a formal sitting room or snug.

A dedicated ground floor study provides an ideal workspace for those working from home, complete with traditional coving and a generous front-facing window. The property also benefits from Gigaclear optic fibre broadband.

Stunning kitchen/dining room, boasting ceramic tiled flooring with underfloor heating, a generous window overlooking the garden and countryside, Led lighting, space for a dining table and chairs and access to a separate utility room and the dining/family room.

The high-quality Italian branded kitchen is fitted with a stylish range of two-tone shaker-style wall and base units topped with quartz work surfaces that continue seamlessly into the windowsill. Appliances include an Elleci sink with Quooker boiling water tap, Neff single oven, four-plate induction hob, WiFi-controlled extractor hood, and integrated dishwasher.

The utility room continues the high specification with ceramic tiled flooring, shaker-style units, quartz worktops, and a Franke sink with Tohlar mixer tap. It also incorporates a water filtration system and connections for a CO₂ sparkling water system, together with space for a fridge, freezer, and washing machine, plus a side access door leading out to the driveway.

The dining/family room provides an outstanding space for both relaxation and entertaining, featuring LVT flooring, traditional coving, and steps leading down to the dining area. Beautifully positioned windows frame delightful views over the rear garden, with a door providing direct garden access.



A guest cloakroom completes the ground floor, finished with ceramic floor tiling, decorative wall panelling, LED spot lighting, a heated towel rail, vanity wash basin, and low-level WC.

The stunning oak staircase rises to a generous galleried landing with solid oak flooring, a Velux window flooding the space with natural light, an airing cupboard, and access to a partially boarded loft.

The impressive principal bedroom enjoys far-reaching views over the Northamptonshire countryside and benefits from a dedicated dressing room and luxurious en-suite shower room. The dressing room offers fitted wardrobes, space for a dressing table, and a side-facing window. The en-suite is finished to a high standard with Italian porcelain floor-to-ceiling tiling, timber-effect floor tiles, a chrome heated towel rail, an illuminated mirror with shaving point, and a contemporary white suite comprising a large walk-in Aqata shower, vanity wash hand basin, and a low-level WC.

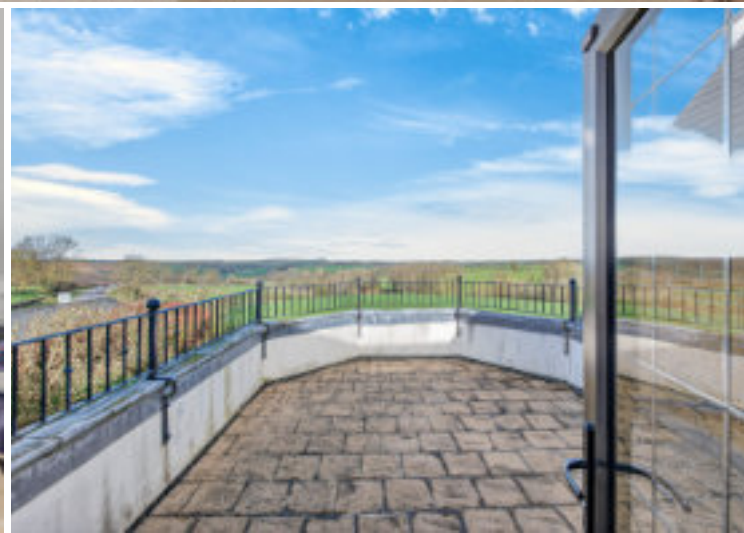
The second double bedroom is currently used as a fantastic guest suite, also enjoying countryside views. It benefits from its own dressing room with fitted wardrobes and a stylish en-suite shower room. The shower room features ceramic wall and floor tiling, LED lighting, a chrome heated towel rail, an illuminated mirror with shaving point, a large walk-in Aqata shower, wash hand basin and a low-level WC.

The third double bedroom features double doors opening onto a fantastic terrace that enjoys spectacular 180-degree views across the surrounding countryside, while the fourth double bedroom is positioned to the front elevation.

The stunning main family bathroom is finished with a combination of sleek and textured Italian porcelain floor and wall tiling, LED ceiling spotlights, a heated towel rail, an illuminated Bluetooth mirror with shaving point and a white 'Emporio Bagno' four-piece suite. The suite incorporates a large walk-in shower, a curved panel enclosed bath with an additional shower wand, a dual wash hand basin unit with vanity drawers beneath, and a WC with the optional use of a hot and cold feed douche.

The detached double garage is fitted with two Hörmann electric doors, power, lighting, and a personnel door leading to the garden.





Set back from the road enclosed a charming Northamptonshire stone wall, manicured hedgerow and electric double gates, the property enjoys a neat and attractive frontage with a generous block paved driveway with space for at least six cars. There is also access to a Tesla electric car charging point, the double garage and a gate to the side of the garage, storing a timber shed ideal for discreet garden storage.

The beautifully established rear garden offers a good degree of privacy, with an array of planted borders, mature shrubbery and a stunning Magnolia tree, whilst still providing well-kept hedgerow, allowing you to enjoy the neighbouring countryside view. The garden is mainly laid to lawn, with two paved patio areas, a fantastic outdoor BBQ/Kitchen with a pizza oven available under separate negotiation, outdoor sockets, access to the front elevation and a personnel door to the double garage.







*Although great care has been taken to create an accurate floorplan, it is for visual representation only and does not represent exact proportions.



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