



**Battalion Drive**  
Wootton, Northampton

**JACKSON  
GRUNDY** | *The  
Village  
Agency*





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## Battalion Drive

Wootton, Northampton, NN4 6RU

TOTAL AREA: APPROX. 165.11 SQ. METRES (1777.2 SQ. FEET)

**LOCATED ON THE HIGHLY SOUGHT AFTER SIMPSON MANOR DEVELOPMENT IN WOOTTON, THIS BEAUTIFULLY PRESENTED FOUR-BEDROOM DETACHED EXECUTIVE FAMILY HOME HAS BEEN SIGNIFICANTLY ENHANCED BY THE CURRENT OWNERS, FEATURING IMPRESSIVE GROUND FLOOR EXTENSIONS AND THE ADDED BENEFIT OF SOLAR PANELS.**

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### GROUND FLOOR

- PORCH
- ENTRANCE HALL
- CLOAKROOM
- STUDY
- SITTING ROOM
- DINING ROOM
- GARDEN ROOM
- KITCHEN / DINING ROOM
- UTILITY ROOM

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### OUTSIDE

- FRONT GARDEN
- DOUBLE GARAGE
- REAR GARDEN

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### FIRST FLOOR

- LANDING
- BEDROOM ONE
- EN-SUITE
- BEDROOM TWO
- BEDROOM THREE
- BEDROOM FOUR
- BATHROOM

**OFFERS IN THE REGION OF £600,000 Freehold**







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## THE PROPERTY

Upon entering, you are immediately drawn through the hallway into the breathtaking kitchen a true centrepiece of the home. This stunning space boasts a vaulted ceiling, bespoke oak cabinetry, granite worktops, a large central island, two double ovens, gas hob with hood, microwave, and dishwasher.

A separate utility room provides additional convenience for laundry and household tasks. From the kitchen, glazed double doors open into a bright garden room, which in turn flows into a spacious dining room ideal for family gatherings and entertaining. Further glazed doors lead to the generous living room, complete with an attractive bay window to the front aspect. The ground floor also includes a well-equipped study and a stylish cloakroom.

The first-floor landing leads to the impressive principal bedroom, offering excellent space, a vaulted ceiling and fitted wardrobes between which is the modern en-suite with double shower. The second bedroom is also a comfortable double with fitted wardrobes and views over the rear garden. Beyond the contemporary family bathroom with quadrant shower are the remaining bedrooms, which include another double room and a well proportioned single.

Outside, the property enjoys a neat front garden with lawn and hedge borders, along with a double-width tarmac driveway leading to a detached double garage. The rear garden has been thoughtfully landscaped, featuring a large lawn, raised decked area perfect for entertaining, and a hardstanding ideal for a hot tub.

EPC Rating TBC. Council Tax Band F.





## MARKETING

Benefitting from support across 10 countywide branches, ensuring comprehensive coverage and local expertise. Wherever you are, our network is there to assist you in achieving your property goals. Including major sites such as Rightmove, Zoopla, On The Market, and PrimeLocation. your property deserves the spotlight, and we ensure it gets noticed by the right audience.





## MATERIAL INFORMATION

|                      |                                     |
|----------------------|-------------------------------------|
| Type                 | Detached                            |
| Age/Era              | Ask Agent                           |
| Tenure               | Freehold                            |
| Ground Rent          | Ask Agent                           |
| Service Charge       | Ask Agent                           |
| Council Tax          | Band F                              |
| EPC Rating           | Ask Agent                           |
| Electricity Supply   | Mains                               |
| Gas Supply           | Mains                               |
| Water Supply         | Mains                               |
| Sewerage Supply      | Mains                               |
| Broadband Supply     | Ask Agent                           |
| Mobile Coverage      | Depends on provider                 |
| Heating              | Gas Central Heating                 |
| Parking              | Parking, Double Garage              |
| EV Charging          | Ask Agent                           |
| Accessibility        | Ask Agent                           |
| Flood Risks          | Has not flooded in the last 5 years |
| Mining Risks         | Ask Agent                           |
| Restrictions         | Ask Agent                           |
| Obligations          | Ask Agent                           |
| Rights and Easements | Ask Agent                           |

## LOCATION

Wootton Fields and Simpson Manor are modern developments occupying land to the north and east of Wootton village including the old army barracks site. With its own nursery, primary and secondary school facilities, the development also has a small precinct in Tudor Court, with various amenities including pharmacy, small supermarket, take away food and vet. A large garden centre can also be found along the main Newport Pagnell Road which runs to north of these urban areas. Other nearby main roads include the A508, A45 and M1 making this a popular location for commuters. Regular bus services also operate to Northampton town centre (4 miles away) where the train station offers mainline access to London Euston and Birmingham New Street.

## IMPORTANT NOTICE

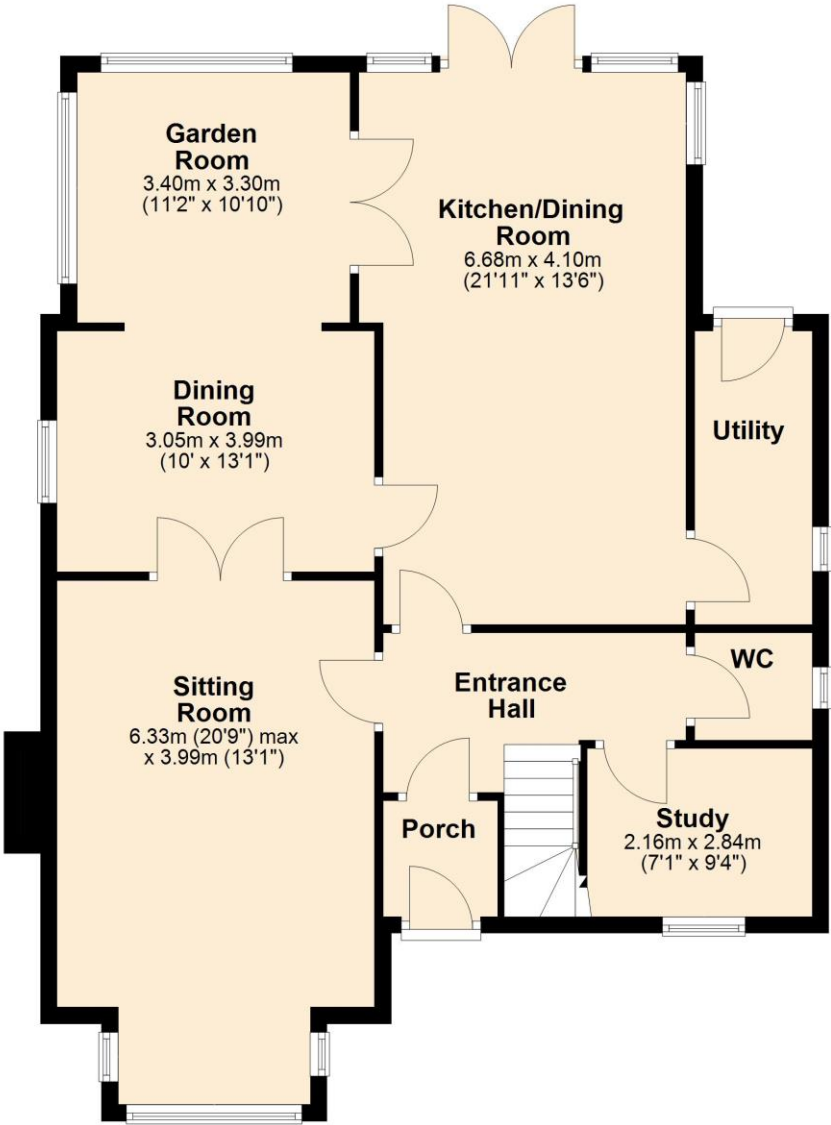
Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

FLOORPLAN

TOTAL AREA: APPROX. 165.11 SQ. METRES (1777.2 SQ. FEET)

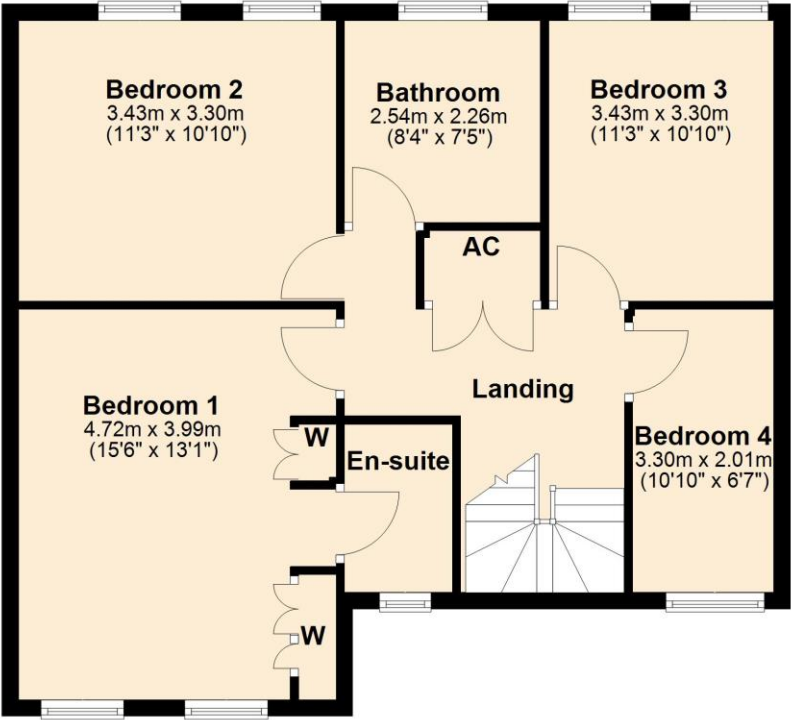
Ground Floor

Approx. 95.4 sq. metres (1026.5 sq. feet)



First Floor

Approx. 69.8 sq. metres (750.8 sq. feet)







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