



2 Woodford Chase
Sywell | Northampton | Northamptonshire | NN6 0AR

FINE & COUNTRY

STEP INSIDE

2 Woodford Chase

Tucked away in a quiet cul de sac of just four houses, just off Overstone Road in the ever popular village of Sywell, this exceptional detached family home offers modern living at its finest. The house has been beautifully maintained throughout and exudes a contemporary flair whilst maintaining the warmth and charm of a welcoming family home.

From the moment you step inside, the sense of space and light is undeniable. A bright entrance hall sets the tone, with an impressive staircase with galleried landing above and a sleek, modern guest cloakroom. On the left is a good size study which overlooks the front garden. The main reception room is bright and spacious, with two windows to the front flooding the room with natural light. There is an impressive stone fireplace with a living flame gas fire, and glazed doors open into the dining room which is a lovely size and ideal for family dining. The conservatory leads off the dining room and is used all year round as another sitting room, with a lovely aspect over the garden.

At the heart of the home lies a superb kitchen/breakfast room which is perfect for family life and entertaining. The kitchen is fully fitted with a premium range of traditional Shaker style sleek units with a dresser style unit, all in a shade of grey, with quartz work surfaces and a large central island/breakfast bar, integrated appliances including a fridge/freezer, dishwasher, and a stainless steel range cooker. A separate utility/laundry room with butlers sink and plenty of cupboard space, and access to the rear garden, and also into the integral double garage. There is also a cloakroom.

Upstairs, the galleried landing area leads to five generously proportioned double bedrooms which

really are a feature of this superb home. The main bedroom is a really spacious and bright room with two windows to the front, a range of fitted wardrobes and a luxurious en suite shower room. The guest double bedroom is another superb size with a walk-in wardrobe and a modern en suite shower room. There are a further three double bedrooms, one with fitted cupboards and a stylish family bathroom.

Outside, the home is set within a manicured plot at the end of a quiet cul de sac. The front is laid to lawn with hedging, there is a driveway with parking for two/three cars leading to an integral double garage with electric doors and EV car charge point. To the rear, a private, south-east facing garden offers a sun-soaked lawn bordered by mature planting and trees for privacy, there is a paved patio which is perfect for al fresco dining or unwinding in the evening sun.

Sywell is a sought after village with a church, public house, country park and primary school, the nearest secondary education provision being Moulton School less than 4 miles away. Sywell is approximately 9 miles from Northampton town centre and 5 miles from Wellingborough, both with mainline rail stations to London and there is easy access to the A43, A45 and M1.







SELLER INSIGHT



“Beautifully located within the semi rural, but vibrant, village of Sywell, this immaculate, spacious and well proportioned house has been a brilliant family home for its owners for the past eight years.

The owners were looking for a larger family home, knew the area well but, high on their list of requirements, was access to excellent schools alongside first rate daily amenities, plus ease of travel. This spacious family house is one of a small development of quality homes set in a quiet cul de sac which, alongside its location within the village, ticked all their boxes and they came to live here eight years ago. A high priority was to update en suites and bathrooms, whilst its practical and well designed kitchen has had a total refurbishment. Such a comfortable and stylish home with its spacious rooms, being perfect for the busy family life of the owners and with its highly versatile layout providing many options on its use, plus excellent space for the younger members of the family to enjoy their own individuality. Having such space and practicality, the owners have enjoyed sharing their lovely home with friends and family, all enhanced with its conservatory which, with its access from the dining room, adds to circulation space.

The spacious, easy to manage, private, garden is mainly to lawn with raised beds bordered by mature trees. It was brilliant for the boisterous children, but it is a wonderful space in which to relax or enjoy casual al fresco dining.

Sywell village has a strong sense of community with an active village hall, great pub and a well stocked convenience store. There is also easy access to an excellent choice of both state and independent schools within easy reach, plus a comprehensive range of sport and leisure activities. On the edge of the village is Sywell Aerodrome where many interesting events take place. In addition, there is Sywell Country Park which is a special place to explore and, also, home to many interesting activities. Being so close to Northampton is very convenient for travel and for access to a more comprehensive range of facilities.”*



* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

INFORMATION

2 Woodford Chase

Property Information, Services & Utilities

Tenure: Freehold.

EPC Rating: C

Council Tax: Band G

Local Authority: Wellingborough.

Property Construction: Standard - brick and tile.

Services: Mains connected electric, gas, water & sewerage.

Heating: Gas central heating.

Broadband: FTTP Ultrafast Broadband available, we advise you to check with your provider.

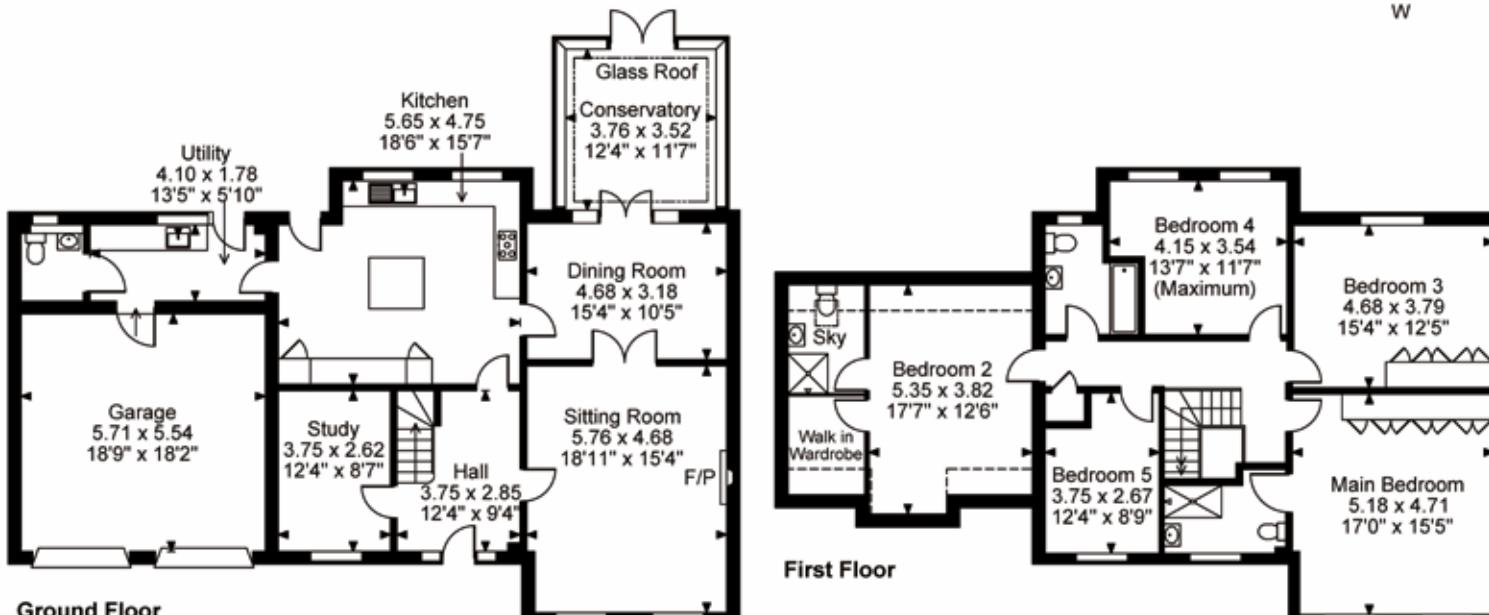
Mobile signal: Some 4G Mobile signal is available in the area, we advise you to check with your provider.

Parking: Garage parking for 2 cars and driveway parking for 2 cars. Electric Vehicle (EV) charging point.

Special Notes: There are restrictive covenants on the title, please speak to the agent for more information. There is a chancel repair liability on the property - Indemnity insurance has been purchased and will be transferred to the purchasers as part of the sale. Please speak to the agent for more information.



Woodford Chase, Sywell, Northampton
 Approximate Gross Internal Area
 Main House = 2455 Sq Ft/228 Sq M
 Garage = 342 Sq Ft/32 Sq M
 Total = 2797 Sq Ft/260 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

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FINE & COUNTRY

Tenure: Freehold
 Council Tax Band: G

£ 750,000

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

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



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