

GREENER **Country** HOUSES & COTTAGES

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ESTATE AGENTS



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Meadow Lodge Grange Lane, Pitsford, Northampton, NN6 9AL

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This stylish individual modern detached village house was constructed in 2022 to a design commissioned by the owner to take best advantage of the spectacular countryside views to the rear of the property. The interior extends to approximately 2,000 square feet offering two bedroomed accommodation each with ensuite facilities and a superb 30 foot long open plan kitchen/living room which opens onto a decked balcony overlooking the garden and views beyond. In addition the house has two further reception rooms, an attached double garage with studio room over and stands in an established private gardens of approximately 0.2 of an acre. The property is offered with no upward chain.

ACCOMMODATION

GROUND FLOOR

LIVING ROOM/KITCHEN

30'6 x 18'8

This superb open plan space has a ceramic tiled floor and straight through access through bi folding doors to a decked balcony overlooking the rear garden. The bespoke kitchen has been built by The White Kitchen Company of Pitsford to provide shaker style floor and wall cabinets with polished quartz work surfaces incorporating a circular granite island unit breakfast bar. The built in appliances include AEG double ovens, Fisher and Paykel induction hob with concealed extractor over, Fisher and Paykel drawer dishwasher, AEG larder fridge and freezer and an integrated wine chiller. Doors lead to:-



UTILITY ROOM

12'0 x 6'0

Also fitted by The White Kitchen Company with floor and wall cabinets with polished quartz work surfaces, stainless steel sink unit, plumbing for automatic washing machine and built in broom cupboard. An internal door leads to the double garage.

CLOAKROOM

5'7 x 5'3

With ceramic tiled floor and white suite of WC with concealed cistern and vanity wash basin.

SITTING ROOM

14'2 x 11'3

With fitted partition wall incorporating shelving and drawers, there is a Herringbone LVT floor and sliding patio doors opening to the rear balcony linking to the garden.



STUDY

11'2 x 9'5

Also with bespoke furniture including fitted wall cupboards and shelving and a Pippy Oak work station with drawers and printer housing. There is a two casement window to the front elevation.



FIRST FLOOR

LANDING

13'10 x 5'4

With a vaulted ceiling and velux roof light there is a built in linen cupboard with slatted shelving and doors lead to:-



MASTER BEDROOM SUITE

BEDROOM ONE

21'9 x 14'4

A very spacious double room with statement wall of bespoke built in wardrobe furniture including shelving, hanging space and drawers, this room has a vaulted ceiling and a sliding picture window opening to a Juliet balcony overlooking the views beyond.



SHOWER ROOM ENSUITE

15'2 x 5'10

With ceramic tiled floor and white suite of glazed shower suite, vanity wash basin and WC with concealed cistern. There is a vertical heated towel rail, hatches to eaves storage cupboards and a two casement dormer window to the front elevation.



GUEST SUITE

BEDROOM TWO

19'8 x 13'1

Also with a statement bespoke wall incorporating fitted wardrobes, cupboards and drawers as well as a fitted dressing table. This room also has a sliding picture window opening to a Juliet balcony. A door leads to:-



SHOWER ROOM ENSUITE

11'10 x 7'0

With ceramic tiled floor and white suite of glazed shower suite, vanity wash basin and WC with concealed cistern. There is a vertical heated towel rail, hatches to eaves storage cupboards and a two casement gable window.

OUTSIDE

Meadow Lodge is approached by a driveway shared with the adjoining property leading from Grange Lane and this terminates in a private block paved parking/turning area in front of the house and the attached double garage. At the end of the driveway there is a landscaped garden with a variety of mature shrubs and flowers bounded by a dry stone wall and a pedestrian access leads to the rear garden.

DOUBLE GARAGE

17'6 x 16'8

With an electrically operated up and over door and with a range of fitted storage cupboards to one wall there are light and power connections, a door to a plant room (measuring 8'2 x 3'0) which houses the EcoFlow hot water cylinder and staircase to:-

STUDIO ROOM

17'6 x 12'6

Located over the garage with a vaulted ceiling, light and power connections and a two casement dormer window to the front elevation.



REAR GARDEN

Approached by extensive decked balcony with glazed balustrade enjoying superb countryside views over pasture and woodland towards Pitsford Reservoir. Steps lead down from the balcony to the lawn which is bounded by established fencing and hedging at the far end of which there is a Koi pond together with a paved sun deck. The garden backs directly onto open pasture.



SERVICES

Main drainage, water and electricity are connected. Underfloor central heating is provided by an air source heat pump with Global Energy inverter also providing domestic hot water.

COUNCIL TAX

West Northamptonshire Council - Band F

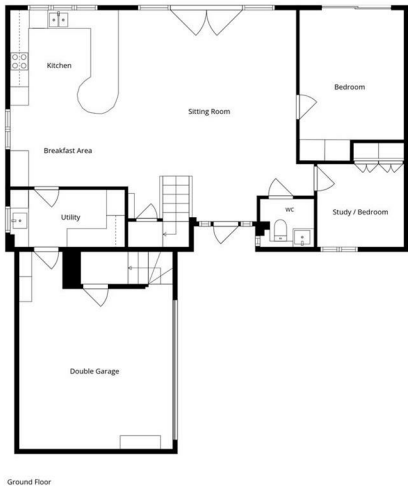
LOCAL AMENITIES

Pitsford is a very popular village lying to the north of Northampton close to Pitsford Reservoir with its excellent trout fishing and sailing facilities. Other leisure facilities in the area include golf at Church Brampton and Harlestone and flying from Sywell Aerodrome. The village has a church a public house and a primary school. Northampton is only five miles from Pitsford, and there is good local shopping in Kingsthorpe about three miles away.

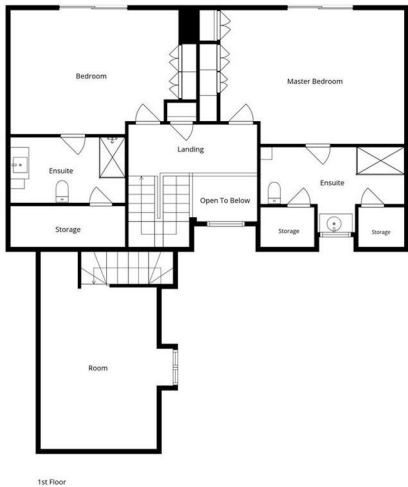
HOW TO GET THERE

From Northampton proceed in a northerly direction along the Harborough Road passing the village of Boughton signposted towards Market Harborough and on arrival at the village of Pitsford turn right where signposted into the High Street. Continue straight on leading to the centre of the village passing The Griffin public house on the right hand side. At the junction with Moulton Road carry straight on into Grange Lane and follow the road down the hill taking the turning on the left into the private driveway leading to Meadow Lodge.

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Ground Floor



1st Floor

