



# Hornbeam Row

Brixworth, Northamptonshire

oriordanbond  
SALES & LETTINGS



# Hornbeam Row

Brixworth  
NN6 9WG

Guide Price  
£675,000

A truly immaculate detached family home which has been extended and upgraded to the highest of standards. The property occupies a generous plot and the gardens have been professionally landscaped. A feature of the property is the extended and re-fitted kitchen/breakfast/family room featuring full length sliding doors to the rear opening the garden into the house and vice versa. The quality kitchen has a large island, marble work surfaces, built-in pantry and dresser incorporating a coffee area, built-in appliances including an 'Elica' induction hob with drawer, down extractor, 'NEFF' double oven incorporating microwave combination, warming drawer, fridge/freezer and dishwasher. There is an extensive range of units and the sitting area features a media unit with built-in electric flame effect fire. There are remote electric blinds to the rear which can be connected to Alexa.

The accommodation includes entrance hall, cloakroom/WC, sitting room with media unit and electric blinds, study, kitchen/breakfast/family room, utility room, first floor landing, large main bedroom with full range of fitted wardrobes, dressing area and en-suite bathroom with separate shower, second bedroom with fitted wardrobes and en-suite shower room, two further double bedrooms both with fitted wardrobes and family bathroom also with separate shower. The property has uPVC double glazing and gas radiator heating and the boiler has been serviced annually. Outside is a block paved drive leading to the double garage. Gated side access to both sides of the property leads to the landscaped rear garden with large patio, lawned area and garden room. Fully enclosed by fencing with a private southerly aspect. (A2075/L)

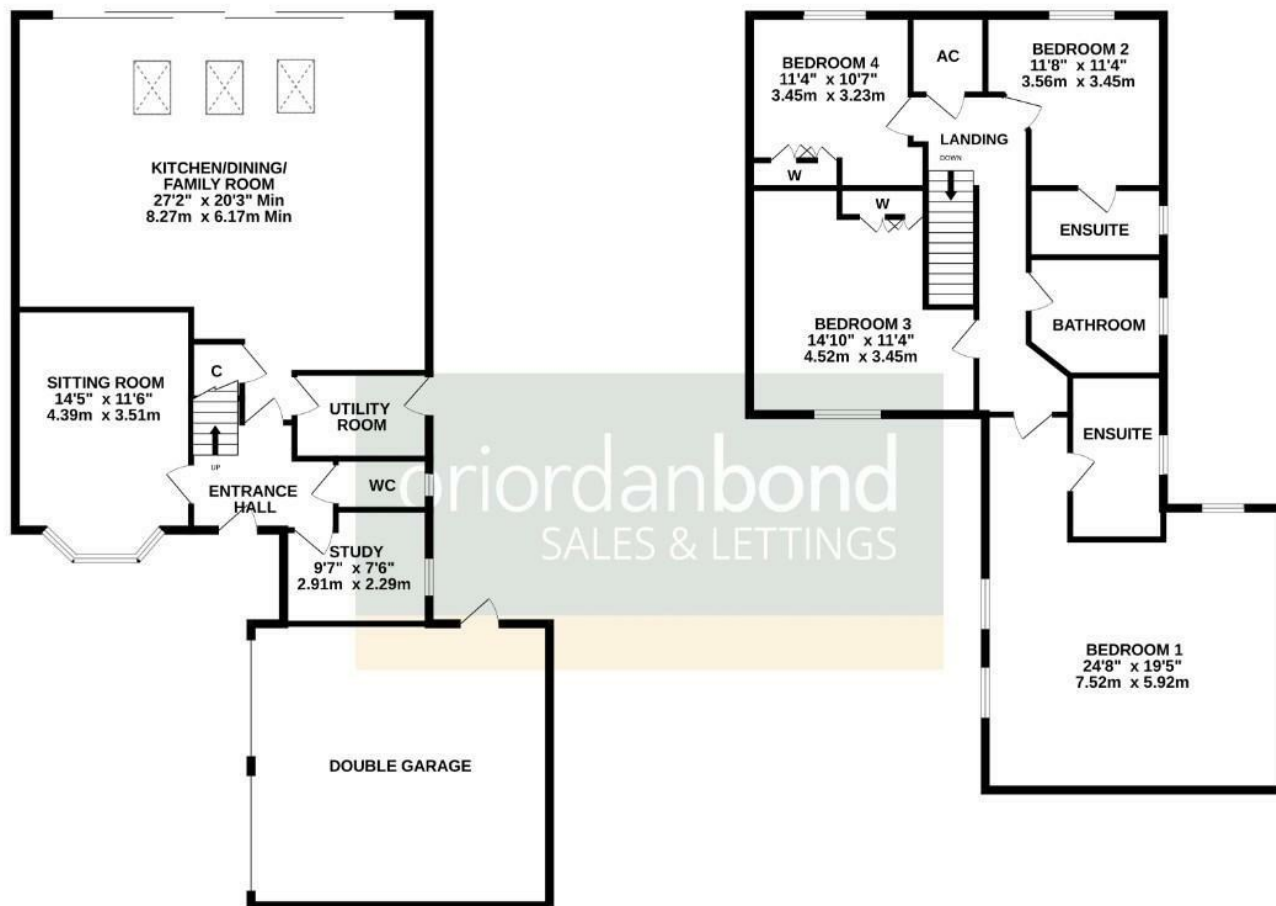
- Extended upgrade four bedroom detached home
- Master and guest en-suite bedrooms
- Re-fitted kitchen/breakfast/family room with appliances
- Separate reception rooms
- Professionally landscaped garden on generous plot
- Driveway and double garage





GROUND FLOOR  
932 sq.ft. (86.6 sq.m.) approx.

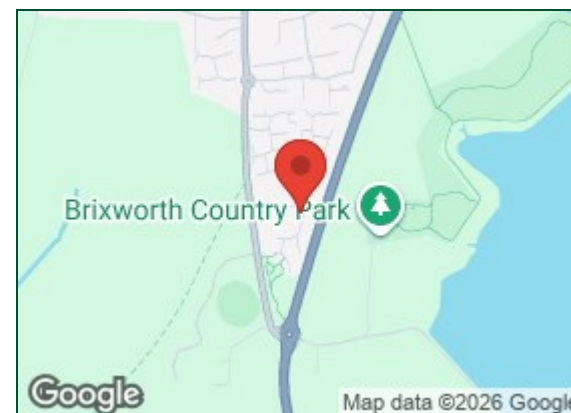
1ST FLOOR  
1143 sq.ft. (106.2 sq.m.) approx.



SQFT EXCLUDING GARAGE

TOTAL FLOOR AREA: 2075 sq.ft. (192.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### Additional information

- Council Tax Band: F
- Energy Efficiency Rating: B

#### Viewing

Viewing strictly by appointment – details below

#### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

O'Riordan Bond Brixworth Sales  
01604 880077

brixworth@oriordanbond.co.uk

