



THE BELFRY

NORTHOP COUNTRY PARK, NORTHOP, CH7 6WD

A standout modern family home in the highly desirable village of Northop, offering space, privacy and a superb outlook. Set within south-facing landscaped gardens, four large bedrooms, four reception rooms, open-plan family space and a triple garage.

THE GRAND TOUR

The Belfry is an impressive four-bedroom detached residence forming part of the highly regarded Northop development, built by Redrow Homes.

Approached via a private road through Northop Country Park, the property sits behind a generous tarmac driveway providing ample off-road parking and access to a detached triple garage. Occupying a private plot, The Belfry enjoys beautifully landscaped gardens to both the front and rear, with a sunny and secluded aspect to the rear.

The current owners have thoughtfully extended and upgraded the property in recent years, creating a spacious and versatile home perfectly suited to modern family living.

Inside, a large and welcoming reception hallway forms the heart of the home and provides access to the principal living areas. There is a useful ground-floor WC and a generous cloakroom with plenty of space for coats and shoes. The living room enjoys lovely views over the landscaped gardens and golf course beyond and features a living-flame gas fire as its focal point. A well-appointed study is fitted with bespoke Neville Johnson office furniture, while the formal dining room benefits from a bay window to the front and glazed bi-folding doors, allowing it to remain separate from the kitchen and family space or open up for entertaining when required.

The kitchen was designed by Zest Kitchens and fitted with premium SieMatic cabinetry, incorporating a large breakfast bar and an impressive range of integrated appliances. This opens naturally into a spacious dining area and continues through to the impressive extension, which has created a stunning family space with doors opening onto the garden and a striking glazed atrium above. The result is a bright and sociable living area that works exceptionally well for everyday family life.

To the first floor, the principal bedroom suite benefits from fully fitted furniture by Chattels and a stylish modern four-piece en suite. There is also an excellent guest suite with fitted wardrobes and its own well-appointed en suite shower room, along with two further generous king-size bedrooms. A modern



four-piece family bathroom serves these rooms, while the landing is spacious and light, featuring a bespoke fitted Neville Johnson bookcase and offering ample additional storage.

A particular feature of the first floor is the substantial rear balcony, accessed from both the principal bedroom and Bedroom Three, providing an excellent outdoor space for relaxing and entertaining whilst enjoying views across the gardens and golf course beyond.

Outside, the gardens have been carefully landscaped to create a private and peaceful setting, with mature trees, well-stocked borders, lawns and a variety of seating areas to enjoy throughout the day. Beyond the gardens, attractive views across the adjoining golf course further enhance the sense of privacy and exclusivity. The detached triple garage is positioned conveniently beside the house and provides direct pedestrian access to both the garden and the front of the property.

RECEPTION HALLWAY – 6.96m x 3.81m (max)

A spacious and welcoming reception hallway accessed via a UPVC double-glazed entrance door with obscured glazed inserts and matching side panels with gold-effect door furniture. The hallway benefits from two ceiling light points, a coved ceiling, porcelain tiled flooring, a radiator and a wall-mounted heating control panel.

This impressive central hallway provides access to the principal ground-floor accommodation via double-opening doors leading into the living room, together with doors leading to the study, WC, dining room, walk-in storage cupboard and the impressive open-plan kitchen, dining and family room. A staircase rises to the first-floor accommodation.

LIVING ROOM – 4.71m x 5.46m

A delightful reception room enjoying excellent natural light through a UPVC double-glazed bay window overlooking the rear garden and golf course beyond, together with two additional UPVC double-glazed windows to the side elevation. The room benefits from two ceiling light points, a coved ceiling, two radiators and a television aerial point.

A central feature is the living-flame gas fire set within an attractive stone surround and hearth, creating an elegant focal point. Double-opening doors provide access to the family room.

STUDY – 3.80m x 3.30m

A well-appointed home office enjoying a UPVC double-glazed bay window



overlooking the front garden. The room benefits from a ceiling light point, coved ceiling, radiator and television aerial point.

Fitted with an extensive range of bespoke Neville Johnson office furniture incorporating desks, drawer units, display cabinets, shelving and storage units. There are also provisions for a wall-mounted television.

WC - 2.12m x 2.13m

Fitted with a 'Villeroy & Boch' suite comprising a wall-mounted wash hand basin with chrome mixer tap and illuminated mirror above, together with a low-level WC with concealed cistern and dual flush.

A UPVC double-glazed obscured window provides natural light. The room is finished with fully tiled walls incorporating a decorative feature border and continuation of the porcelain tiled flooring.

A particularly useful feature is the large storage cupboard, formerly a shower enclosure, which still retains plumbing connections, offering the opportunity to reinstate a ground-floor shower room if required.

WALK-IN STORAGE CUPBOARD

A generously proportioned walk-in storage cupboard with a UPVC double-glazed obscured window, ceiling light point, coved ceiling and continuation of the porcelain tiled flooring. Fitted with shelving and hanging rails, providing excellent storage facilities.

DINING ROOM – 4.73m x 3.92m

A formal dining room enjoying a UPVC double-glazed bay window overlooking the front elevation. Benefiting from a radiator, ceiling light point and coved ceiling.

Three-panel folding doors provide an attractive and practical connection through to the open-plan kitchen, dining and family room when desired.

OPEN PLAN KITCHEN LIVING DINING ROOM

A stunning and substantial L-shaped open-plan living space forming the heart of the home. Extended and significantly improved by the current owners, this exceptional room combines a luxury kitchen, dedicated dining area and spacious family room.

The space benefits from recessed ceiling spotlights, extensive high-quality porcelain tiled flooring with underfloor heating throughout, bifold doors



opening onto the rear garden, windows overlooking the garden and a door leading through to the utility room. The underfloor heating is controlled via the Warmup smart system, allowing app-based operation and scheduling.

KITCHEN AREA – 4.90m x 4.73m

Beautifully appointed with an extensive range of premium SieMatic cabinetry, designed by Zest Kitchens. The kitchen incorporates a comprehensive selection of base units, drawer packs and full-height storage units with contrasting finishes. A Silestone inset sink with quartz-routed drainer and Quooker instant hot water tap is complemented by high-quality Siemens integrated appliances including a built-in coffee machine, dishwasher, steamer oven, warming drawer, microwave oven, combination oven and additional storage solutions.

One bank of units provides extensive pantry-style storage with pull-out shelving and drawers, whilst a further bank incorporates a full-height refrigerator, additional three-quarter-height refrigerator, freezer units and further pantry storage.

A large central island forms an impressive focal point featuring storage drawers, a Siemens induction hob with integrated pop-up extractor, built-in power points and a breakfast bar providing seating for several people.

DINING AREA – 3.50m x 3.10m

A thoughtfully designed dining area incorporating bespoke built-in seating with useful storage beneath. Matching cabinetry and contrasting storage cupboards, including open shelving and overhead storage units.

FAMILY ROOM – 5.60m x 4.54m

A magnificent living space added by the current owners in 2018 with bifold doors opening directly onto the rear garden, whilst UPVC double-glazed windows to both side elevations further enhance the bright and airy feel. A striking ceiling lantern floods the room with natural light.

The room offers ample space for substantial furniture arrangements, including large corner sofas and additional seating, making it ideal for modern family living and entertaining.

UTILITY ROOM - 3.72m x 2.05m

Added as part of the 2018 extension, this highly practical room has been fitted with an extensive range of high-gloss wall, base and full-height storage units incorporating space and plumbing for a washing machine and tumble dryer. A large Belfast sink with chrome mixer tap set within granite-effect laminated work surfaces with matching upstands.



A cupboard houses the Worcester gas-fired boiler together with the consumer unit, gas meter and electrical meter. The room benefits from porcelain tiled flooring, a wall-mounted Warmup heating control panel, two Velux roof windows, recessed ceiling spotlights, radiator and a UPVC double-glazed external door providing access to the front elevation.

ADDITIONAL STORAGE CUPBOARD

A useful storage area ideal for vacuum cleaners, household equipment and general household storage. Fitted with shelving to one side, a ceiling light point and continuation of the tiled flooring.

LANDING

An impressive and spacious galleried landing enjoying a striking full-height picture window overlooking the rear garden, balcony and golf course beyond. Additional UPVC double-glazed windows overlook the front elevation.

The landing benefits from two ceiling light points, coved ceiling, radiator, a built-in window seat incorporating useful storage beneath and a bespoke fitted Neville Johnson bookcase providing attractive and practical additional storage.

Two sets of double doors provide additional storage, one fitted with shelving whilst the second houses the hot water cylinder, airing cupboard and further shelving. Doors lead to the principal bedroom, guest bedroom, two further double bedrooms and the family bathroom.

BEDROOM ONE – 4.02m x 4.10m

A superb principal suite enjoying two sets of UPVC double-glazed windows overlooking the rear garden together with a fully glazed door opening onto the substantial rear balcony, an excellent space for enjoying elevated views across the gardens and golf course, particularly during the summer months.

The room benefits from recessed ceiling spotlights, radiator and extensive fitted Chatters wardrobes incorporating hanging rails, shelving and storage solutions.

EN SUITE SHOWER ROOM - 3.17m x 2.03m

A well-appointed Villeroy & Boch suite complemented by chrome fittings throughout. The accommodation comprises a large walk-in shower enclosure with rainfall shower head and separate handheld attachment, concealed-cistern WC with dual flush, wall-mounted bidet and a large wall-mounted wash hand basin with chrome mixer tap set above useful storage cupboards.



Fully tiled walls and flooring, illuminated mirror, chrome heated towel rail, mirrored storage cupboards and an obscured UPVC double-glazed window complete the room.

BEDROOM TWO – 4.73m x 4.21m

A spacious guest bedroom with fitted wardrobes and a UPVC double-glazed window overlooking the front elevation. A door leads through to its own en suite shower room.

EN SUITE SHOWER ROOM – 2.8m x 1.44m max

Comprising a corner shower enclosure with glazed sliding doors, pedestal wash hand basin with chrome mixer tap and low-level WC with dual flush operation. Additional features include a chrome heated towel rail, tiled flooring, fully tiled walls, shaver socket and an obscured UPVC double-glazed window.

BEDROOM THREE – 4.72m x 3.78m

A generous double bedroom enjoying a UPVC double-glazed window overlooking the rear garden together with a fully glazed door providing direct access onto the generous rear balcony shared with the principal bedroom.

BEDROOM FOUR – 4.72m x 3.12m

A further double bedroom overlooking the front elevation, complete with fitted wardrobes, television point and radiator.

FAMILY BATHROOM – 3.02m x 1.80m

Beautifully appointed with a contemporary four-piece suite comprising an oversized bath with centrally mounted chrome mixer tap, walk-in shower enclosure with glazed screen, concealed-cistern WC and wall-mounted wash hand basin with storage beneath.

Further features include a chrome heated towel rail, tiled flooring, fully tiled walls and an obscured UPVC double-glazed window.

EXTERNALLY

The property is approached via a substantial private tarmac driveway providing extensive off-road parking for numerous vehicles and leading to the triple garage. To the front of the property is a generous lawned garden complemented by mature trees and well-stocked planted borders.

Pedestrian access to the left-hand side of the property leads to the rear garden, undoubtedly one of the property's most impressive features. Enjoying an excellent degree of privacy, the garden has been extensively landscaped to create a variety of attractive outdoor living spaces.



The gardens incorporate multiple seating and entertaining areas, extensive lawns, mature shrubs and trees, well-stocked borders, raised planting beds and dedicated spaces for outdoor dining. Beyond the gardens, attractive views across the adjoining golf course further enhance the sense of privacy and exclusivity. To the side of the property is a substantial potting shed together with further seating areas and discreetly screened bin storage. Pedestrian access also leads directly through to the garage.

TRIPLE GARAGE – 8.50m x 6.00m

A substantial triple garage benefiting from power, lighting and additional storage within the roof space. The garage incorporates strip lighting throughout together with a pedestrian door providing direct access to the rear garden.

FINER POINTS

- Viewing - By prior appointment please call to arrange a viewing
- Floorplans are not to scale and are for illustrative purposes only
- The property is protected by a security alarm system
- Residents benefit from a 20% discount on Northop Country Park Golf Club membership
- The annual management contribution is currently understood to be approximately £500per annum and contributes towards the maintenance of communal areas and long-term reserve funds
- For sale by Private Treaty
- EPC rating TBC

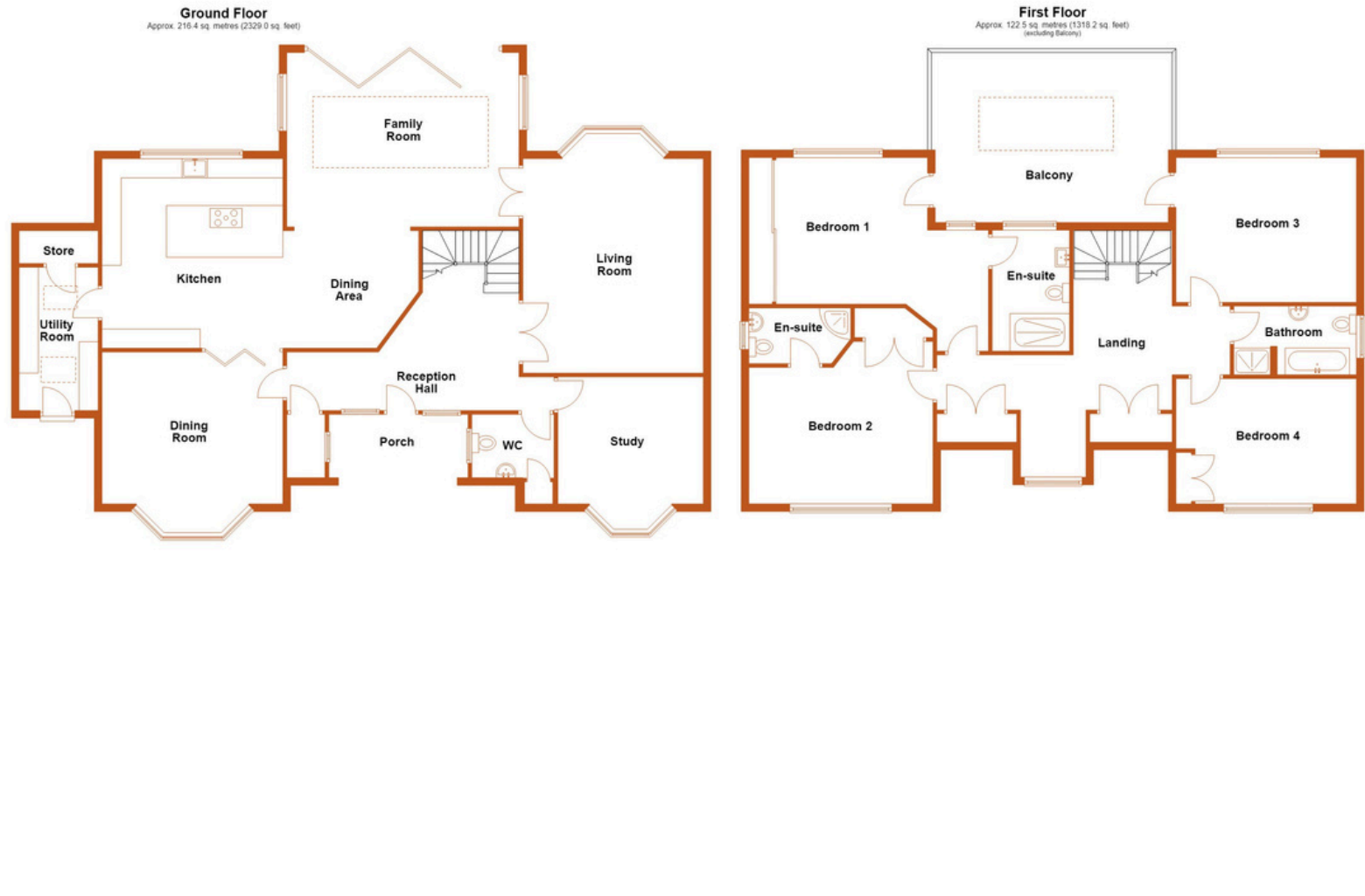
The estimated fastest download speed currently achievable for the property postcode area is around 1800 Mbps - ultra fast (data taken from checker.ofcom.org.uk on 15/06/2026). *Actual service availability at the property or speeds received may be different.

We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 15/06/2026 EE - 79%. 3 - 73% O2 - Vodafone - 72%. Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

AML (Anti Money Laundering)

At the time of your offer being accepted, intending purchasers will be asked to produce identification documentation before we are able to issue Sales Memoranda confirming the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing and progressing with the sale.





Total area: approx. 338.8 sq. metres (3647.2 sq. feet)



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