



**Pagnell Court**  
Wootton, Northampton

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



---

## Pagnell Court

Wootton, Northampton, NN4 6EF

TOTAL AREA: APPROX. 171.41 SQ. METRES (1845 SQ. FEET)

**OFFERED FOR SALE WITH NO ONWARD CHAIN IS THIS GENEROUSLY PROPORTIONED FOUR BEDROOM DETACHED FAMILY HOME WHICH IS LOCATED ON A SMALL AND SELECT CUL-DE-SAC WITHIN THE HIGHLY POPULAR RESIDENTIAL AREA OF WOOTTON, NORTHAMPTON.**

---

### GROUND FLOOR

- ENTRANCE HALL
- WETROOM
- STUDY
- LIVING ROOM
- DINING ROOM
- CONSERVATORY
- KITCHEN
- UTILITY ROOM

---

### OUTSIDE

- FRONT GARDEN
- DOUBLE GARAGE
- REAR GARDEN

---

### FIRST FLOOR

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

**£630,000 Freehold**





---

## THE PROPERTY

Upon entering, you are greeted by an impressive and spacious entrance hall, featuring a staircase rising to the first floor and access to all principal ground floor rooms. To the right, glazed double doors open into a delightful triple aspect living room, filled with natural light and centred around a striking modern inglenook fireplace, creating a warm and inviting atmosphere.

The dining room provides an excellent space for entertaining and leads seamlessly, via double doors, into a bright conservatory offering panoramic views over the garden. Another door from the dining room opens into the well appointed, dual aspect kitchen/breakfast room, thoughtfully designed to maximise light and functionality. Adjacent to the kitchen is a practical utility room with a side door to the driveway ideal for everyday family life, muddy boots, and pets.

Completing the ground floor is a contemporary wet room and a versatile study, fitted with office furniture and perfect for home working.

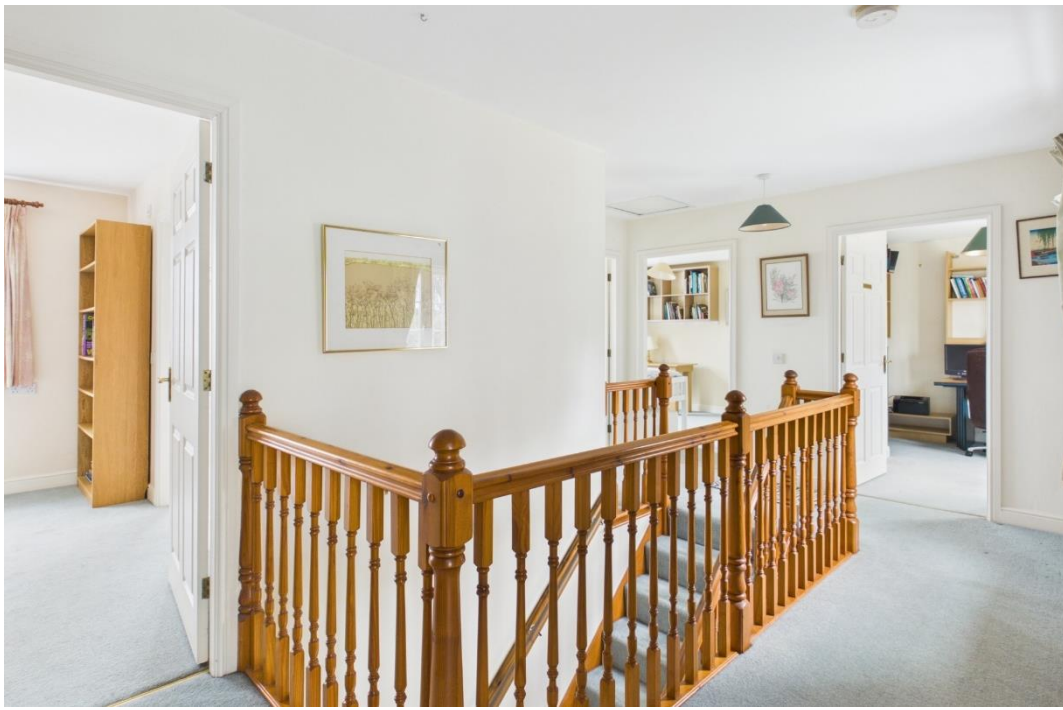
The first floor boasts a spacious galleried landing, mirroring the sense of space found below, and providing access to four well proportioned double bedrooms. Two of the bedrooms benefit from their own en-suite shower rooms, while the remaining bedrooms are served by a modern family bathroom.

Externally, the property continues to impress. The front garden is attractively landscaped with a lawn, established climbing wisteria, and a blossoming tree, alongside a double width tarmac driveway leading to a double garage with rear access.

The rear garden offers a high degree of privacy and has been thoughtfully landscaped to include a large patio area, well maintained lawn, ornamental pond, and a productive vegetable patch perfect for both relaxation and outdoor entertaining.

EPC Rating TBC. Council Tax Band G.





## 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 - 1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.



# FLOORPLAN

TOTAL AREA: APPROX. 171.41 SQ. METRES (1845 SQ. FEET)





01604 624900

[www.jacksongrundy.com](http://www.jacksongrundy.com)

[thevillageagency@jacksongrundy.co.uk](mailto:thevillageagency@jacksongrundy.co.uk)

[@jacksongrundyestateagents](#)

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