



Orchard Lodge, 9A Kings Lane, Flore, Northamptonshire, NN7 4LQ

HOWKINS &  
HARRISON

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Flore, Northamptonshire,  
NN7 4LQ

Guide Price: £849,000

A well-presented five-bedroom detached family house in the village of Flore, Orchard Lodge is set back from the lane and accessed via a private driveway with electric double gates. The property was built by the current owner in 2005 and has been finished to a high standard throughout. Features include underfloor heating to the ground floor and the conservatory, air source heat pump, as well as a Vent Axia Sentinel ventilation system with heat recovery. The kitchen/family room is hand built and enjoys a range of high spec appliances. A gravel driveway provides ample off-road parking and leads to a double garage with an electric up-and-over door. The southerly gardens are private and wrap around the property.



## Location

Flore is a village and civil parish in the Daventry district of the county of Northamptonshire. Within the village there is a village shop with a post office. Refill shop with an in-house coffee shop, Millennium village hall, Brodie Lodge playing field and The White Hart public house. There are bus services to Northampton and Daventry.

All Saints Church dates from the 13th century and the non-conformist church was begun in the 17th century on the site in Chapel Lane, which is now occupied by the United Reformed Church, the present building dating from 1880.

Additionally, within the village is the Church of England Primary School with secondary education at Campion School in Bugbrooke. The village is well placed for access to the M1 junction 16 approximately two miles away and the A5 at nearby Weedon one mile away.



## Ground Floor

Entering the property, there is a spacious reception hall with a galleried landing above, allowing plenty of natural light. The hall features solid oak flooring, a front-facing window, a Velux window, and underfloor heating throughout the ground floor. Oak doors provide access to the main reception rooms, the kitchen/breakfast/family room, two ground-floor bedrooms, and two cloakrooms. The sitting room includes double-glazed French doors opening onto a south facing side patio and a wood-burning stove installed in 2023 with a fitted surround. Oak French doors lead through to the dining room, which benefits from dual-aspect windows and bi-folding doors opening onto the garden. From the sitting room, oak French doors also open into a conservatory overlooking the garden on two sides. The conservatory has tiled flooring, underfloor heating, and space for both seating and dining and a door to the kitchen.

The kitchen/breakfast/family room is fitted with hand-built units by Grand Union Design Kitchens and includes a range of integrated Miele appliances, including ovens, a steam oven, combination microwave, hot plate drawer, induction hob, dishwasher, and fridge and freezer. A central island incorporates a one-and-a-half bowl stainless steel sink with granite work surfaces. The room benefits from a roof lantern, triple-aspect windows, and bi-folding doors opening onto the garden. A door leads to the utility room, which is fitted with cupboards, work surfaces, a sink, and space for laundry appliances.

An archway leads to a secondary WC with a low-level WC, wash hand basin, and built-in storage.





## Ground Floor Bedrooms

The principal bedroom includes white power-coated aluminum French doors opening to the garden, a secondary window and built-in wardrobes. Oak doors provide access to both the en-suite and a separate dressing room with fitted wardrobes and shelving. The main en-suite comprises twin wash hand basins, a panelled bath with chrome shower mixer, bidet, low-level WC, and a walk-in double shower, with fully tiled walls and a chrome heated towel rail.

The second ground-floor bedroom is a double with twin front-facing windows, underfloor heating and an oak door leading to a contemporary three-piece en-suite, including a low-level WC, wash hand basin, double shower cubicle, and an obscure circular window to the side.

## First Floor

Ascending the galleried landing, which is well-lit and includes a pull-down loft hatch with ladder, an inner landing provides a versatile space suitable as a library or snug, with a Velux window. Oak doors lead to the remaining bedrooms and the family bathroom. Bedroom four is a spacious dual-aspect room with a vaulted ceiling, two radiators, and access to eaves storage. Bedroom three is a rear-facing double with fitted wardrobes and an en-suite accessible from both the bedroom and the landing. The en-suite includes a shower cubicle, panelled bath, low-level WC, and pedestal wash hand basin, with tiling and a Velux window. Bedroom five is a double with fitted wardrobes and views over the rear garden.

The family bathroom includes a panelled bath with chrome shower mixer, a separate shower cubicle, pedestal wash hand basin, and low-level WC. Additional eaves storage, including space over the garage, provides practical storage without affecting the layout of the rooms.



## Outside

The property is approached via a gravelled driveway, providing ample off-road parking for several vehicles and secured behind electric double gates, with separate pedestrian access onto the private driveway leading to Kings Lane. A double garage with an electric door is also accessed from the driveway. The gardens are a true feature of the home, wrapping around the property and offering both southwest and east-facing aspects. They are immaculately maintained, fully enclosed by a combination of timber fencing and an attractive brick wall, providing both privacy and a sense of tranquility.

To one side, a paved patio leads onto a lawned area interspersed with mature shrubs and trees, with a pathway that curves around to the main rear garden. The rear garden is predominantly laid to lawn, complemented by a charming timber summerhouse and a paved patio with external lighting—perfect for alfresco dining and entertaining. Steps lead to a further circular patio beneath a timber pergola, creating an elegant focal point, with additional lawn extending around to the opposite side, where a timber shed and pedestrian gate provide convenient access to the front. Electric awning is fitted outside the family room and also the living room. The gardens combine style, functionality, and privacy, offering multiple outdoor spaces to relax, entertain, or enjoy family life in a beautifully landscaped setting.



## Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact [Tel:01327-353575](tel:01327353575).

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

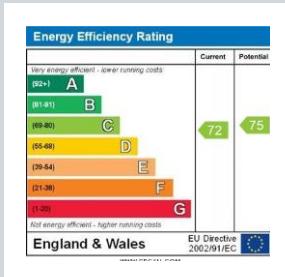
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

West Northamptonshire Council 0300-126700 Band-F

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



## Howkins & Harrison

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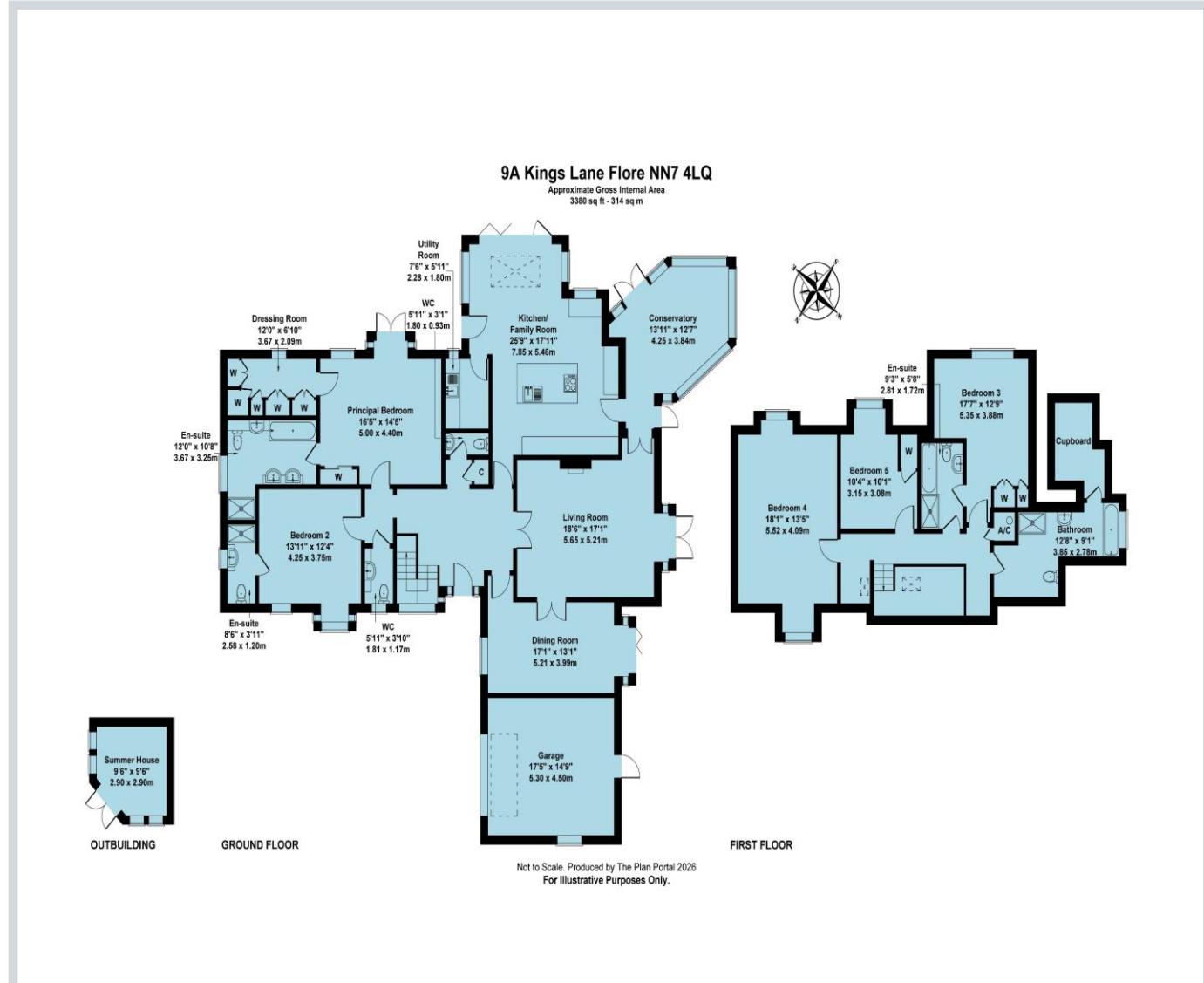
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