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Guilsborough Road, Ravensthorpe
Northampton
Northamptonshire, NN6 8EW

£465,000 Detached



Department: Sales

Tenure: Freehold



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AMBLESIDE IS AN INDIVIDUAL DETACHED PROPERTY STANDING ON A LARGE PLOT OFFERING SCOPE FOR EXTENSION (SUBJECT TO PLANNING PERMISSION).

GROUND FLOOR

- ENTRANCE HALL
- CLOAKROOM
- KITCHEN
- LOUNGE
- DINING ROOM

FIRST FLOOR

- LANDING
 - BEDROOM ONE
 - BEDROOM TWO
 - BEDROOM THREE
 - BATHROOM
-

OUTSIDE

- FRONT GARDEN
- GARAGE
- REAR GARDEN





THE PROPERTY

Ambleside is an individual detached property standing on a large plot offering scope for extension (subject to planning permission).

There are lovely, far reaching countryside views from the house and the outlook to both front and rear is very pleasant. Inside, the kitchen and bathrooms are very smart and modern as is the decoration throughout.

There is a hall, cloakroom, lounge with open fireplace and doors to the garden, dining room and kitchen with pantry / utility cupboard. Upstairs, two of the three bedrooms have dual aspect windows and the bathroom also has a shower.

Outside, the large frontage has space for four-five cars comfortably plus there is a garage. To the rear, the south facing garden has a raised terrace, good sized lawn and established borders.

The property has uPVC double glazing and radiator heating.

EPC Rating D. Council Tax Band D.







MATERIAL INFORMATION

Type	Detached
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band D
EPC Rating	D
Electricity Supply	Mains
Gas Supply	No Gas
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Electric Heating
Parking	Off-street, Garage
EV Charging	Ask Agent
Accessibility	Ask Agent
Flood Risks	Has not flooded in the last 5 years
Mining Risks	Ask Agent
Restrictions	Ask Agent
Obligations	Ask Agent
Rights and Easements	Ask Agent

LOCATION

Ravensthorpe village lies midway between the towns of Northampton and Rugby. Accessed via the A428, the village is just 6 miles east of M1 J18 and has its own shop/post office, public house, playing field, pocket park and woodland. The civil parish includes the neighbouring hamlet of Coton, which is home to Coton Manor Gardens, a 17th Century Northamptonshire stone manor with ten acres of beautiful gardens, plant nursery, café, bluebell woods and wildflower meadow. Ravensthorpe also has a reservoir which was constructed towards the end of the 19th Century and remains the major feature of the village's landscape. Education is provided at either Guilsborough or East Haddon primary schools, both of which then feed into Guilsborough secondary school just 2 miles away. In relation to public transport, a bus service operates to Northampton and Rugby via Long Buckby where the nearest mainline train station to London Euston and Birmingham New Street is located.

IMPORTANT NOTICE

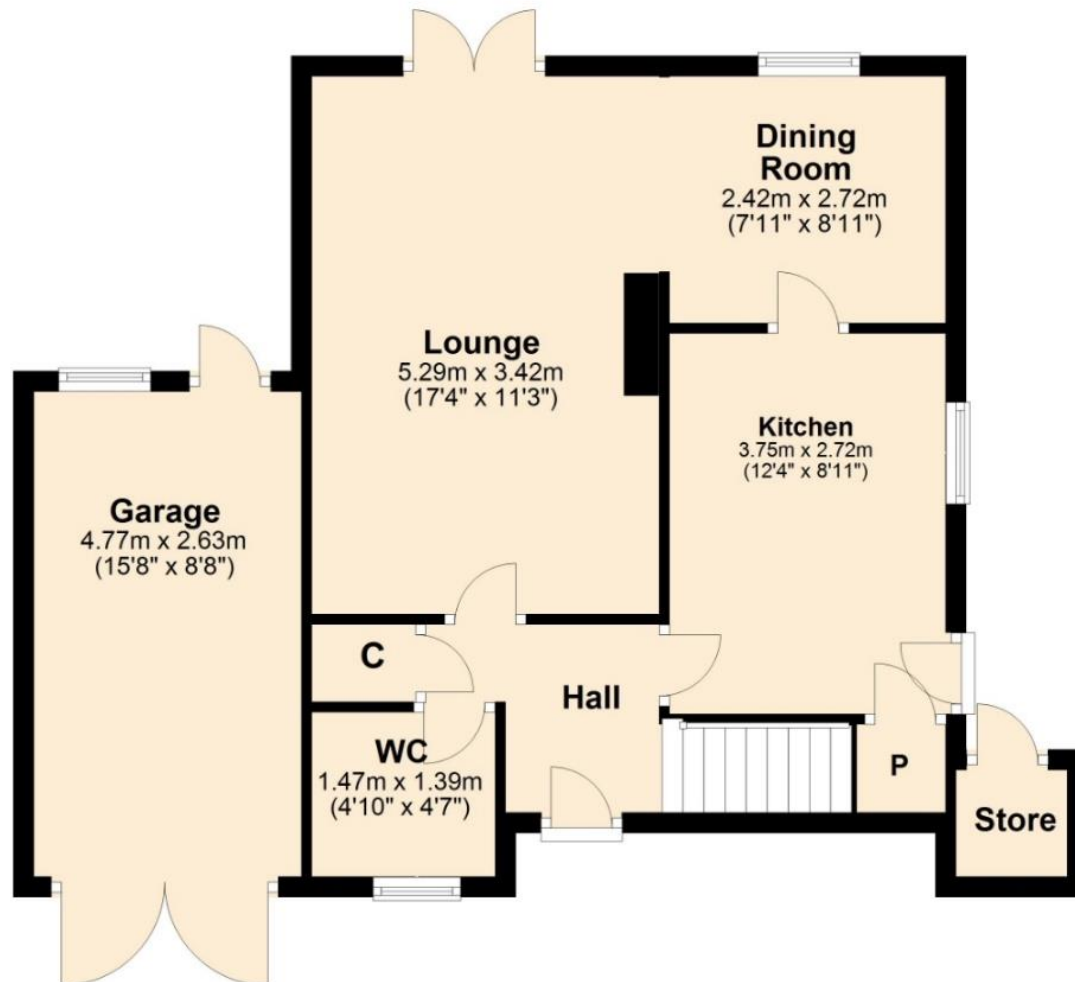
Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

FLOORPLAN

TOTAL AREA: APPROX. 103.84 SQ. METRES (1117.7 SQ. FEET)

Ground Floor

Approx. 60.2 sq. metres (647.9 sq. feet)



First Floor

Approx. 43.6 sq. metres (469.8 sq. feet)

