



10 Belfry Lane
Northampton

£1,000,000

Freehold

Stonhills are pleased to offer this stunning and extended five bedroom detached family home of approximately 3,488 sq ft, set in a prime position overlooking the 8th hole of Collingtree Golf Course. The property offers five reception areas including a games room, a refitted kitchen/breakfast room, study, utility room and cloakroom. Upstairs the principal bedroom features a dressing area, ensuite and lift access, with two further ensuites and a family bathroom. Outside there is driveway parking, a double garage and a private rear garden enjoying golf course views. Located in the desirable Collingtree Park area with excellent road links, schools and amenities.



- FIVE BEDROOMS • VIEWS OVER GOLF COURSE • EXTENDED • THREE ENSUITES • OPEN PLAN KITCHEN/DINING/FAMILY ROOM

Stonhills are pleased to offer this beautifully presented and extended five bedroom detached family home of approximately 3,488 sq ft, set in a prime position enjoying views over the 8th hole of Collingtree Golf Course. The property has been thoughtfully extended and much improved by the current owners to provide spacious, versatile and well-balanced accommodation, ideal for modern family living.

The accommodation includes a welcoming entrance hall with cloakroom, a generous lounge and dining room, together with a family room which opens through to a superb refitted kitchen/breakfast room—perfect for entertaining and everyday living. There is also a study, utility room, and an additional games room created as part of a two-storey rear extension.

On the first floor, the principal bedroom is an impressive feature of the home, measuring over 18ft by 16ft, and includes a dressing area, ensuite shower room, and a lift providing convenient access to the ground floor. Two further bedrooms benefit from their own ensuite shower rooms, with two additional bedrooms served by a modern family bathroom.

Outside, the property is approached via a driveway providing parking for several vehicles, leading to an integral double garage. The front garden is attractively landscaped with lawn and hedging, while the rear garden offers a private and peaceful setting with paved seating areas and far-reaching views across the golf course. Additional features include dusk-to-dawn security lighting and gated side access.

Collingtree Park is one of Northampton's most desirable residential locations, renowned for its attractive tree-lined avenues, golf course setting and excellent local amenities. The area benefits from nearby shops, cafés, and leisure facilities, along with well-regarded schools and excellent road links to the A45, A508 and M1 (Junction 15). Northampton train station also provides regular direct services to London Euston and Birmingham, making the location ideal for commuters.

This superb home combines generous accommodation, elegant presentation, and a highly sought-after setting — viewing is strongly recommended.



- BI FOLD DOORS TO GARDEN • CLOSE TO LOCAL AMENITIES • WELL PRESENTED • DOUBLE GARAGE • 3488 SQ FT







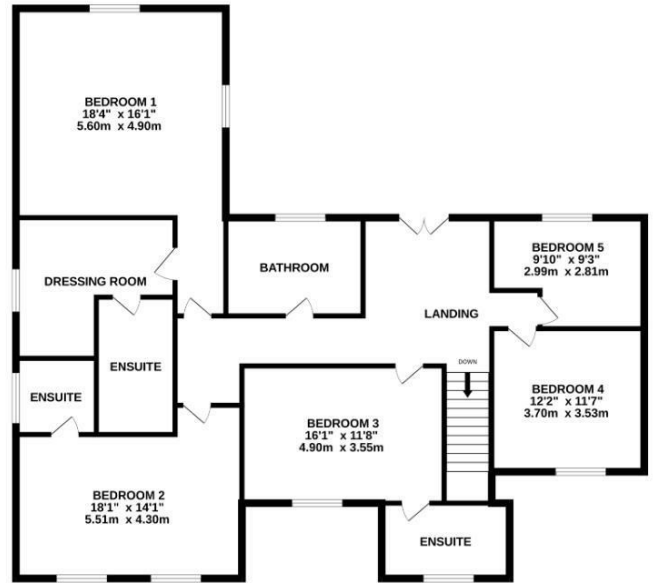
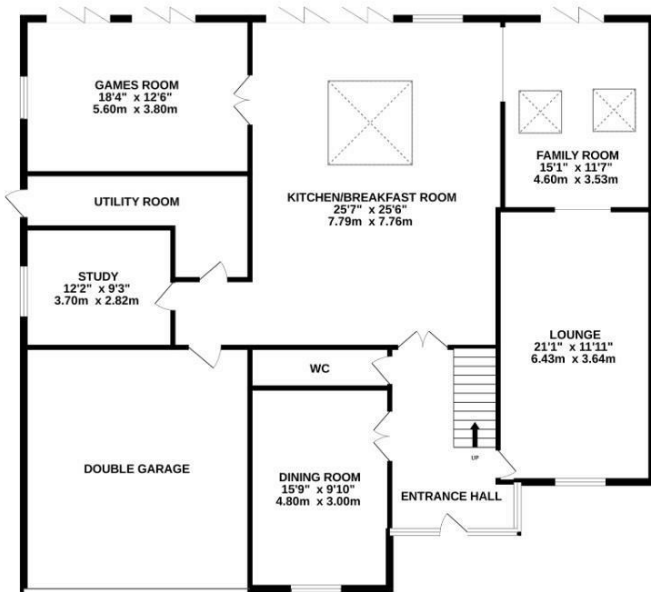
Additional Information

Local Authority -
Council Tax - Band
Viewings - By Appointment Only

Floor Area - sq ft
Tenure - Freehold

GROUND FLOOR

1ST FLOOR



BELFRY LANE, COLLINGTREE PARK

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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