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GREENER **Country** HOUSES & COTTAGES



ESTATE AGENTS



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Nutmeg Cottage Sywell Road, Holcot, Northampton, NN6 9SN

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An exceptional and beautifully appointed four-bedroom family home, set within the highly desirable village of Holcot, offering an outstanding blend of character, space, and contemporary living. Thoughtfully designed, the ground floor boasts three versatile reception rooms, including a stunning dual-aspect sitting room with a feature wood burning stove, alongside a superb open plan kitchen/dining space with bi-fold doors opening seamlessly onto the rear garden—perfect for both everyday living and stylish entertaining. The first floor continues to impress with four generously sized bedrooms, two benefiting from en suite shower rooms, in addition to a luxurious family bathroom. Externally, the property enjoys secure electric gated parking, a double garage, and an electric vehicle charging point, completing this impressive home of real quality and appeal.

Price £635,000 Freehold

ACCOMMODATION

GROUND FLOOR

ENTRANCE

Entered via a composite front door, there is an oak floor with stairs rising and a door to:-

WC

Suite comprising WC and hand wash basin.

HALLWAY

Finished with a natural oak engineered floor, there is a door to the rear garden and further doors leading to:-

LOUNGE

18'4 x 14'0
Located at the rear, there are double doors leading out to the garden and windows to the side elevation. The oak floor continues from the hallway, and the room features a fabulous fireplace with TV points connected.



STUDY

9'0 x 7'11

Integrated shelves and space for a desk, there is a window to the front elevation.



DINING ROOM

10'10 x 9'0

A three casement window to the front elevation, there is space for a dining suite. This room can also be used as a playroom/hobby room.



KITCHEN/BREAKFAST ROOM

19'5 x 14'0

KITCHEN AREA

The standout room of the house. An exciting open-plan family room with bespoke kitchen incorporating a range of floor and wall-mounted cabinets with granite worktop and upstands. There is a central island with a breakfast bar, a larder cupboard and space for appliances such as an electric cooker and hob and an American-style fridge freezer. There is a fitted Belfast sink, extractor above the cooker, bespoke wine rack and microwave. The oak floor continues from the hallway.



BREAKFAST AREA

Overlooking bi-fold doors to the rear garden, the room benefits from Velux windows to the ceiling and a window to the front elevation.



FIRST FLOOR

LANDING

Doors to:-

BEDROOM ONE

16'8 max x 14'5 max

Space for a super king-sized bed, there are integrated wardrobes, fitted carpet and a window to the rear elevation.



ENSUITE

Suite comprising WC, hand wash basin with vanity below and shower cubicle.



BEDROOM TWO

15'0 max x 7'11

Space for a double bed with a window to the rear elevation and a door to:-



ENSUITE

Suite comprising WC, hand wash basin with vanity below, shower cubicle and window to the rear.

BEDROOM THREE

18'0 x 5'11

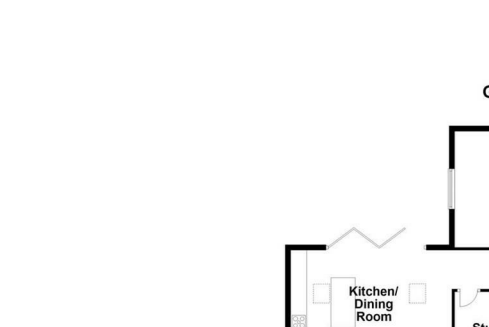
Window to the front elevation with space for a double bed.



BEDROOM FOUR

11'0 x 10'9

Window to the front with space for a double bed.



BATHROOM

12'9 x 7'0

Suite comprising a rolltop bath, WC and hand wash basin, with a window to the side and front elevations.

OUTSIDE

GARDEN

Mainly laid to the lawn, there is a paved patio connecting the kitchen/breakfast room and the garden. A range of mature shrub borders with raised decking providing access to an area suitable for a cold plunge and sauna. The artificial grass space offers a putting green. There is access to:-

DOUBLE GARAGE

With an up-and-over door to the front and storage to the eaves, with electricity connected.



DRIVEWAY

Approached via electric gates, there is off-road parking for multiple vehicles.



UTILITY/STORE

Access from a part glazed door to the side of the driveway. There is a room suitable for home gym, store or office.

SERVICES

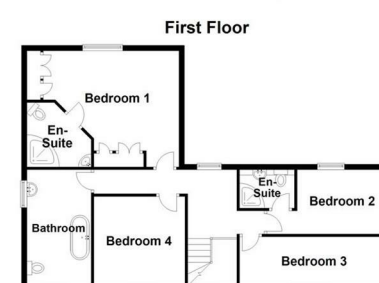
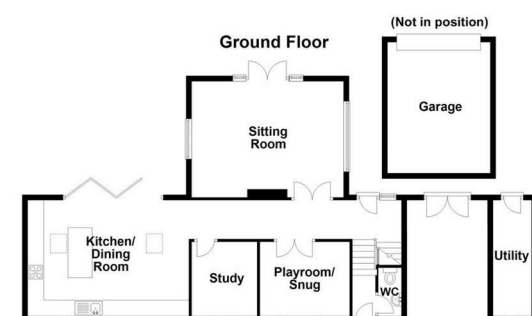
Mains gas, water and electric are connected. None of these have been tested.

LOCAL AMENITIES

There are sailing and fishing facilities at the nearby Pitsford Reservoir and within the village there is a Village Hall, Public House, Recreation Ground and a Church. There are bus services to Northampton and Kettering. Primary schooling is at Walgrave Primary School in the nearby village of Walgrave and secondary education at Moulton School.

COUNCIL TAX

West Northamptonshire Council - Band E



Not to scale. For illustrative purposes only