



Hillrise, School Hill, Newnham, Northamptonshire, NN11 3HG

HOWKINS &
HARRISON

Hillrise, School Hill, Newnham,
Northamptonshire, NN11 3HG

Guide Price: £635,000

A beautifully presented four-bedroom detached family home located in the popular village of Newnham. The property has been extended and boasts stylish features throughout. The main living area is an open plan kitchen/dining/family room which has bi-folding doors opening to the welcoming rear garden. There is a ground floor bedroom with en-suite and three further bedrooms to the first floor with a second en-suite and family bathroom. Outside the driveway provides off road parking for several vehicles and has a double garage and workshop. This individual property is worthy of an early viewing to appreciate the location and spacious accommodation.

Features

- An extended and extremely well presented individual detached family home
- Double height hallway
- Open plan kitchen/dining/family room overlooking the garden
- Ground floor bedroom with en-suite
- Sitting room with exposed wood floor and wood burner
- Three bedrooms to the first floor
- En-suite and family bathroom to the first floor
- Double garage and workshop
- Driveway with parking for several vehicles



Ground Floor

Entrance via double glazed door with matching side panel into an impressive double height hallway featuring a Velux window and attractive tiled flooring. Stairs rise to the first floor, there is a radiator with decorative cover, and oak doors lead to the principal ground floor rooms.

An inner hallway continues the tiled flooring and benefits from built-in storage cupboards for coats and shoes, along with underfloor heating controls. Oak doors provide access to the study and utility room, while a square archway opens into the open plan kitchen/dining/family area.

The study enjoys uPVC double glazed French doors opening onto a decked terrace and is fitted with a built-in desk, double cupboard with shelving, and additional storage cupboard. There is a traditional style radiator and exposed wood flooring.

A square archway leads through to the sitting room, which is well lit with a double-glazed window to the front and two further windows to the side. A feature cast iron wood burner with attractive tiled surround and hearth forms a focal point, complemented by part wood panelling and exposed wood flooring.



The open plan kitchen/dining/family room is a superb, light-filled space with a part vaulted ceiling and two Velux windows. Bi-fold doors open onto the terrace and gardens beyond, with additional uPVC double glazed windows to either side, some enjoying countryside views. Limestone flooring with underfloor heating runs throughout. The kitchen is hand-built in a cream finish and comprises a range of wall, base and drawer units with composite work surfaces, integrated dishwasher and fridge, and space for a Range cooker. A central island incorporates a circular breakfast bar. Further features include recessed spot lighting, decorative ceiling rose, and an electric heater.

The utility room is fitted with an attractive tiled floor, Butler sink with woodblock work surfaces, wall units, plumbing for a washing machine, and space for a fridge/freezer. An oak door leads through to the cloakroom, fitted with a white low level WC, exposed wood flooring, and a window to the side.

There is also a ground floor bedroom with windows to the front and side and a stylish radiator. An oak door leads to the en-suite, which is fitted with a three-piece white suite comprising low level WC, wall mounted wash hand basin, and corner shower cubicle with Mira power shower. The room is tiled to splash areas and flooring and benefits from a window to the side with countryside views and an extractor fan.



First Floor

The first floor landing is light and spacious, featuring two Velux windows and space for occasional furniture. There is a built-in cupboard with shelving and automatic lighting, along with a further cupboard housing the Megaflo pressurised hot water cylinder and additional linen shelving. Doors lead to the adjoining bedrooms.

The principal bedroom is a bright and airy room with a vaulted ceiling and a step down into the main sleeping area. There is a double-glazed window to the rear, radiator, and fitted wardrobes. A door leads to the en-suite, which is fitted with a three-piece suite comprising double shower cubicle, low level WC and wash hand basin set within a vanity unit with work surface and storage below. Additional features include a chrome heated towel rail, recessed spotlights and extractor fan. A Velux window to the side enjoys views over the village and surrounding countryside.

Bedroom two benefits from a Velux window to the rear and a uPVC double glazed window to the side, along with fitted storage into the eaves and a radiator.

Bedroom three has a uPVC double glazed window to the side with views over the village and countryside beyond, along with a large opening Velux window to the front. There is a radiator, exposed wood flooring, and a built-in cupboard housing the Worcester boiler.

The family bathroom is fitted with a three-piece white suite comprising low level WC, wash hand basin with storage drawers beneath, and a P-shaped bath with curved glass screen and Mira shower over. There is a window to the side, heated towel rail, and access to the loft space.



Outside

The rear garden is predominantly enclosed by a combination of timber fencing and brick walling, offering a good degree of privacy.

Immediately to the rear of the property, bi-fold doors from the kitchen open onto a timber decked terrace, ideal for entertaining, which leads down to raised planters and an ornamental pond. The garden has been thoughtfully arranged with gravelled areas and paved pathways leading to further raised beds and a lawned section. There is pedestrian access via a timber gate to the driveway and double garage, as well as access to the workshop. The garden also benefits from three external power points and an additional decked seating area with timber pergola.

To the front, a block paved driveway provides ample off-road parking and turning space, leading to a detached double garage and adjoining workshop. An external water tap is located at the top of the driveway. The garage is fitted with double opening doors and an up and over door, with power and lighting connected. The front garden is mainly laid to lawn and features an attractive central magnolia tree, complemented by a variety of shrubs and well-stocked flowerbeds. Steps lead up to the front entrance.

Location

The pretty village of Newnham is situated about 1.5 miles South of Daventry with Northampton about 12 miles, Rugby about 15 miles and Banbury about 16 miles. It is within easy travelling distance of the M1 (junction 16) M6, M40, A45 and the A14. There are rail services to London and Birmingham from either Rugby, Long Buckby, Northampton or Milton Keynes. In the village there is a primary school, public house, and church all centered round a pretty village green. Lovely countryside surrounds the village with well know beauty spots such as Badby Woods and Everdon Stubbs. Fawsley Hall Hotel is nearby together with golf courses at Farthingstone, Staverton and Daventry.





Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01327-353575.

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.

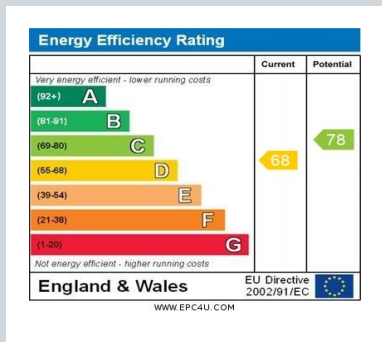
Local Authority

West Northamptonshire Council - Tel:0300-126700

Council Tax Band-E

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

27 Market Square, Daventry, Northamptonshire NN11 4BH

Telephone 01327 316880
 Email property@howkinsandharrison.co.uk
 Web howkinsandharrison.co.uk
 Facebook HowkinsandHarrison
 Twitter HowkinsLLP
 Instagram HowkinsLLP

Approximate Gross Internal Area 2050 sq ft - 190 sq m (Excluding Garage)

Ground Floor Area 1143 sq ft – 106 sq m

First Floor Area 907 sq ft – 84 sq m

Garage Area 407 sq ft – 38 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Very care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



This document is made from fully recyclable materials. We are working on ways to move all of our products to recyclable solutions.