

The Well House
Steeple Lane, Little Brington



RICHARD  GREENER



The Well House, Steeple Lane, Little Brington

£1,200,000

This very stylish modern individual detached house is constructed of mellow ironstone with prominent brick corbelling to a design by Tad Dodraszczyk and stands in private largely walled gardens of just over a quarter of an acre backing onto and directly overlooking Althorp Estate farmland.

Accommodation

Ground Floor: Reception Hall | Cloakroom | Lounge | Study |
Kitchen/Dining Room | Utility Room

First Floor: Landing | Master Bedroom Suite – Bedroom One | Shower
Room Ensuite | Dressing Room Ensuite | Second Floor Loft Room | Guest
Suite – Bedroom Two | Shower Room Ensuite | Bedroom Three | Bedroom
Four | Family Bathroom

Outside: Double Garage | Workshop & Cloakroom | Rear Garden

Approximately 2,900 Square Feet
0.26 of an acre

RICHARD  GREENER

www.richardgreener.co.uk



Description

This very stylish modern individual detached house is constructed of mellow ironstone with prominent brick corbelling to a design by Tad Dodraszczyk and stands in private largely walled gardens of just over a quarter of an acre backing onto and directly overlooking Althorp Estate farmland.

The four bedroomed property has the capacity to be extended into the substantial loft room and includes two ensuites, a family bathroom, three reception rooms including a dining room open plan to a large kitchen with French doors opening to the rear garden.

To the side of the house there is a detached garage/workshop block with a cloakroom which may be suitable for ancillary accommodation such as a work from home office or studio.

The house is constructed of stone and brick to a very high standard with oak joinery, high quality windows and sanitary fittings and enjoys an edge of village location with spectacular countryside views to both front and rear.













Outside

The Well House stands back from Steeple Lane behind a walled front garden with an electrically operated sliding gate opening to a resin covered drive giving ample parking and turning space for several vehicles in front of the house and the garage block. This area also houses the Victorian Well House with a banded tiled roof and flood lighting, adjacent to the garage there is a concealed bin/log/coal bunker storage area.

Double Garage/Workshop Block

Constructed of brick with a pitched slate roof and attached to the house by a covered walkway with gated access and comprising a double garage with electrically operated up and over door, resin bonded flooring, light and power connections and an internal door to the workshop. The workshop has fitted work bench and painted floor there are light and power connections and electrical panel radiator, window and door to the side elevation and a further door to cloakroom.

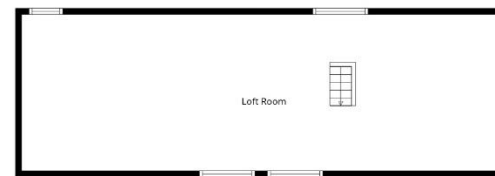
Agents Note

The property is sold subject to the standard Althorp Estate Schedule of Covenants.





Ground Floor



2nd Floor



1st Floor





Rear Garden

Approached by an extensive area of high quality Indian stone terracing incorporating a seating area bounded by post and rail and hit and miss fencing and standing beneath a 300 watt external flood light. There are further light and power points and external water point. The terrace leads onto a level lawn which stretches away from the house in a easterly direction bounded by well stocked flower borders with a variety of mature shrubs and small trees with a combination of stone boundary walls and post and rail fencing. At the far end of the garden there is a gravelled terrace and a further raised sun deck with LED lighting and the boundary at the far end is of mature Hawthorn hedging. This area backs directly onto open pasture.

Historical Note

The property was constructed in 2017 in the grounds of the neighbouring Church Farm formerly part of the Althorp Estate and includes The Well House to the farm which stood within the walled garden and from which the house derives its name.

Local Amenities

Within the village of Little Brington there is the Saracens Head Public House, and the Brington County Primary School. Secondary education is available at Bugbrooke, Campion School and at nearby Great Brington there is the Parish Church, The Althorp Coaching Inn Public House, A Village Reading Room, Post Office/Stores and a Village Recreation Ground.

How To Get There

From Northampton town centre proceed in a north westerly direction along the A428 Harlestone Road passing through Althorp then turn left to Great Brington and proceed straight through to Little Brington. On arrival carry straight on through the village to Steeple Lane where the property stands on the left hand side.

