

RICHARD GREENER
ESTATE AGENTS





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Sunnymeade, Vyse Road, Boughton, Northampton, Northamptonshire, NN2 8RR

Sunnymeade is an impressive individual detached family residence, occupying an elevated position with wonderful views directly over Boughton Park Spinney. Situated within one of Northampton's most sought-after village locations, this Boughton village property offers an excellent combination of space, privacy and modern family living. The house has been comprehensively refurbished and extended over time, creating a generous and well-considered layout. A particular highlight is the superb 35 ft kitchen/family area, which forms the heart of the home and flows naturally into the lounge, with direct access out to the rear garden. The interior is arranged with four bedrooms and three reception rooms, all finished to a very good standard, with recent improvements including new flooring, a refitted kitchen and utility room, and tasteful redecoration throughout. Externally, Sunnymeade continues to impress, with secure electric gates opening onto ample off-road parking and access to an integral garage. To the rear is a private lawned garden with an extensive natural stone terrace, creating an attractive setting for outdoor entertaining and family use.

Price £895,000 Freehold

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL
20'0 x 6'03
A welcoming entrance hall approached via a hardwood-framed oak-panelled front door, with stairs rising to the first floor and useful understairs storage. Oak-framed glazed doors provide an attractive transition through to:-

CLOAKROOM
6'04 x 3'80
A smartly refitted cloakroom finished with a white suite comprising a low-level WC and vanity wash hand basin with storage beneath. A glazed splashback and mirror complete the space.

STUDY/GYM
12'1 x 8'02
With a five casement bay window to the front elevation, there is a coved ceiling with downlighters.

DINING ROOM
18'7 x 10'0
Also with a coved ceiling over an original mosaic parquet floor, there is a five casement bay window to the front elevation and a glazed door to the breakfast/snug area.



LOUNGE
18'0 x 12'9
A warm reception room featuring a two-part coved ceiling and side-facing windows, with a newly fitted multi-fuel burner and fire surround adding warmth and charm. A TV point is connected, and an archway leads through to the family room.



FAMILY AREA



KITCHEN/GARDEN ROOM
35'4 x 9'8
A beautifully appointed contemporary kitchen/family room, designed as the heart of the home and finished with a stylish range of modern cabinetry, light work surfaces and a substantial central island incorporating breakfast bar seating. The space is flooded with natural light from the impressive roof lantern and rear-facing window, while recessed ceiling lights and statement pendant lighting add to the high-quality finish. Integrated appliances include a double oven, induction hob and dishwasher, with the open-plan layout providing excellent space for informal dining, relaxed seating and entertaining. Glazed doors create a natural connection through to the adjoining reception area.



BREAKFAST/SNUG AREA
13'2 x 9'10
A superb open-plan family space, combining a relaxed snug area with the kitchen and breakfast bar to create an excellent setting for everyday living. Feature pendant lighting above the island, recessed ceiling lights and a large glazed roof lantern, while a door leads to the entrance hall and dining room.



UTILITY ROOM
9'7 x 5'6
Refitted with modern floor and wall cabinetry, complemented by polished granite work surfaces and a stainless steel sink unit. Including plumbing for a washing machine, a tumble dryer point. A door provides direct access to the rear garden, with an internal door leading through to the garage.

FIRST FLOOR

LANDING
19'7 x 6'11
Doors to:-

MASTER BEDROOM SUITE

BEDROOM ONE
15'6 x 12'3
With a coved ceiling and downlighters, there are twin aspect windows overlooking the rear garden and the bedroom is approached through:-



DRESSING ROOM
8'8 x 3'4
With three full depth mirror fronted built-in wardrobes, an archway to the bedroom and a door to:-

SHOWER ROOM EN SUITE
8'0 x 6'6
Re-fitted with a white suite of 1500mm ceramic tiled shower cubicle with statement wall, WC and twin vanity wash basins with cupboards under and mirror fronted cupboards over. There is a shaver socket and a vertical heated towel rail.

BEDROOM TWO
10'2 x 3'
Space for double bed with window to the front and side elevation, there is carpet fitted and door leading to:-



SHOWER ROOM EN SUITE
10'2 x 3'0
With a white suite of shower panelled cubicle with glazed door, vanity wash basin, WC, fitted wall mirror and vertical heated towel rail.

BEDROOM THREE
12'8 x 12'8
A spacious double room with an extensive range of fitted wardrobes to one wall, including a chest of drawers, and with a four casement window to the front elevation.



BEDROOM FOUR
9'11 x 9'6
With a coved ceiling and a three casement window overlooking the rear garden.

FAMILY BATHROOM
7'6 x 6'5
Re-fitted with a white suite of twin ended bath with side mixer tap/shower attachment, vanity wash basin, WC and Bristan ceramic tiled shower cubicle. There is a vertical heated towel rail, shaver socket and a two casement window to the rear elevation.

OUTSIDE
Sunnymeade is approached via a private gated gravelled drive and mature and young Privet hedging. The extensive drive gives ample parking and turning space for several vehicles in front of the house and the integral garage.

GARAGE
24'11 x 11'0
Approached through an electrically operated up and over door, the garage has a fitted Polar electric vehicle charging point, houses the gas fired boiler and mains pressure unvented hot water cylinder. Internal door to the utility room.

REAR GARDEN
The rear garden has been beautifully landscaped to create a series of attractive outdoor spaces. Gated side access opens onto a block-paved terrace, continuing around to a generous natural stone terrace at the rear of the house. A rendered retaining wall, lavender bed and raised sleeper planting add structure and interest, with external water, lighting and power provided. Winding steps rise to a level lawn bordered by established planting, fencing and hedging, while a further circular stone terrace at the far end of the garden creates an additional seating area with power points connected.

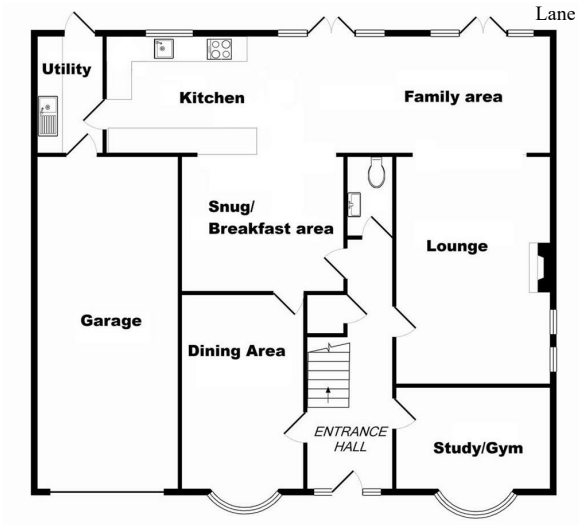


SERVICES
Main drainage, gas, water and electricity are connected. Central heating is part underfloor and part through radiators from a Worcester gas fired boiler with domestic hot water through a Heatrae Sadia mains pressure unvented system. (None of these services has been tested).

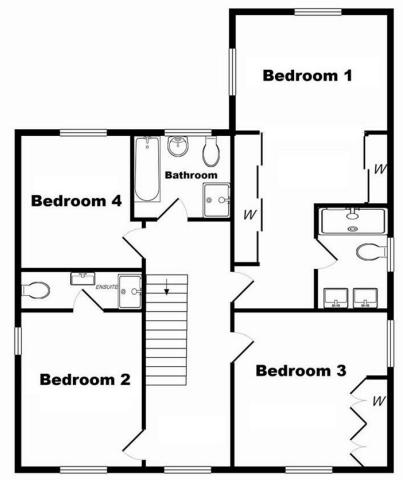
LOCAL AMENITIES
Within the village, there is the Parish Church and the Whyte Melville Public House, Village Hall and pocket park. Local schooling is at the County Primary School, with secondary education at the Moulton School for which there is a school bus service. There is a country park and sailing club at nearby Pitsford Reservoir and the Northampton County Golf Course is at Church Brampton. There are local shops at Whitehills and a Waitrose Supermarket in Kingsthorpe.

COUNCIL TAX
West Northamptonshire Council - Band F

HOW TO GET THERE
From Northampton town centre proceed in a northerly direction along the A508 Kingsthorpe Road through Kingsthorpe shopping centre and onto the Harborough Road North. Proceed out of the town and at the roundabout junction beyond Whitehills, turn right signposted to Boughton, entering the village along Vyse Road. Proceed into the village and bear left passing the turning to Howards Lane and the property stands on the right hand side.



Ground Floor



First Floor