

Fairways,
23c Sywell Road, Overstone



FAIRWAYS
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RICHARD  GREENER



Fairways

Overstone

£2,750,000

This exceptional modern detached three storey country house stands in private lawned gardens of approximately 2.77 acres and offers accommodation approaching 8,000 square feet together with garaging for six cars and a self-contained staff

Accommodation

Ground Floor: Reception Hall | Lounge | Dining Room | Study | Kitchen/Breakfast Room | Garden Room | Inner Hall | Gymnasium | Cloakroom | Media Cabinet | Utility Room

First Floor: Landing | Master Bedroom Suite – Bedroom One | Ladies Dressing Room | Bathroom Ensuite | Gentleman's Dressing Room | Shower Room Ensuite | Guest Suite – Bedroom Two | Dressing Room Ensuite | Shower Room Ensuite | Bedroom Three | Shower Room Ensuite | Bedroom Four | Shower Room Ensuite

Second Floor: Landing | Games Room | Cinema Room | WC | Attic Room

Staff Accommodation: Side Hall | Plant Room

First Floor: Landing | Sitting Room/Kitchen | Bedroom Five | Shower Room Ensuite

Outside: Triple Garage One | Triple Garage Two | Party Barn | Implement Store | Gardens

Approaching 8,000 Square Feet

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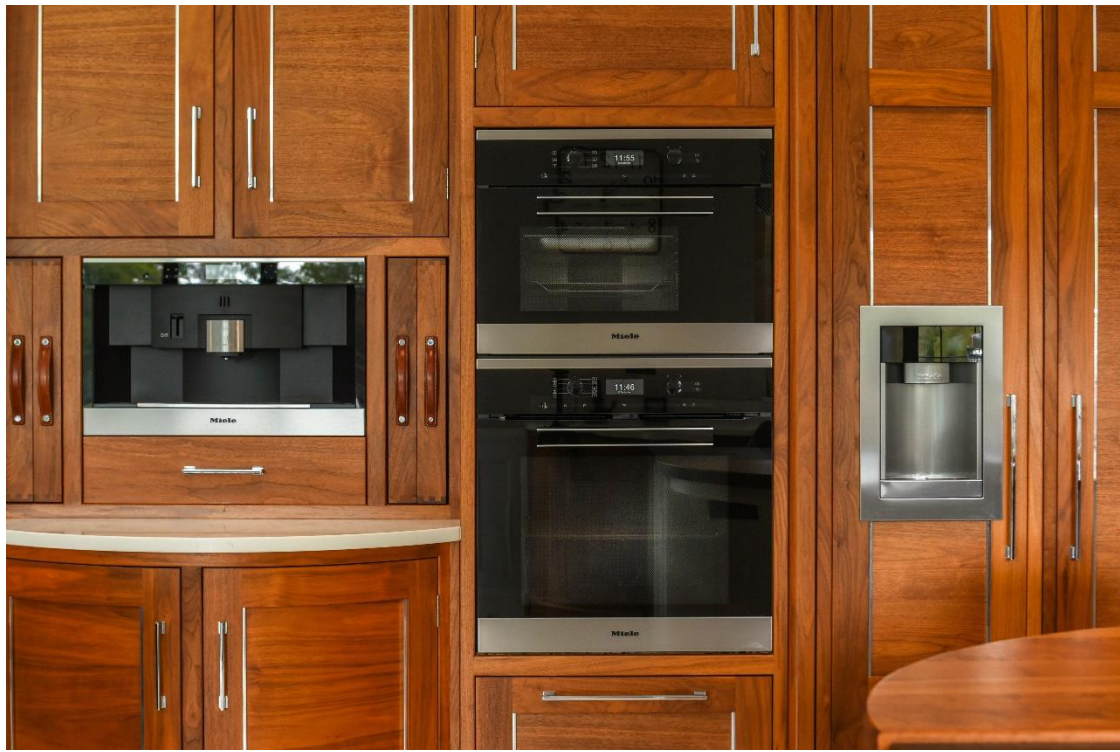
Description

This exceptional modern detached three storey country house stands in private lawned gardens of approximately 2.77 acres and offers accommodation in excess of 7,000 square feet together with garaging for six cars and a self-contained staff flat.

The house is constructed of limestone beneath a Colleyweston style roof and is characterised by superb internal joinery with Walnut internal doors, staircase and kitchen cabinetry.

The house is hidden from view approached by a long-landscaped driveway and stands within a stone walled enclosure to the front and backing onto open farmland at the rear.







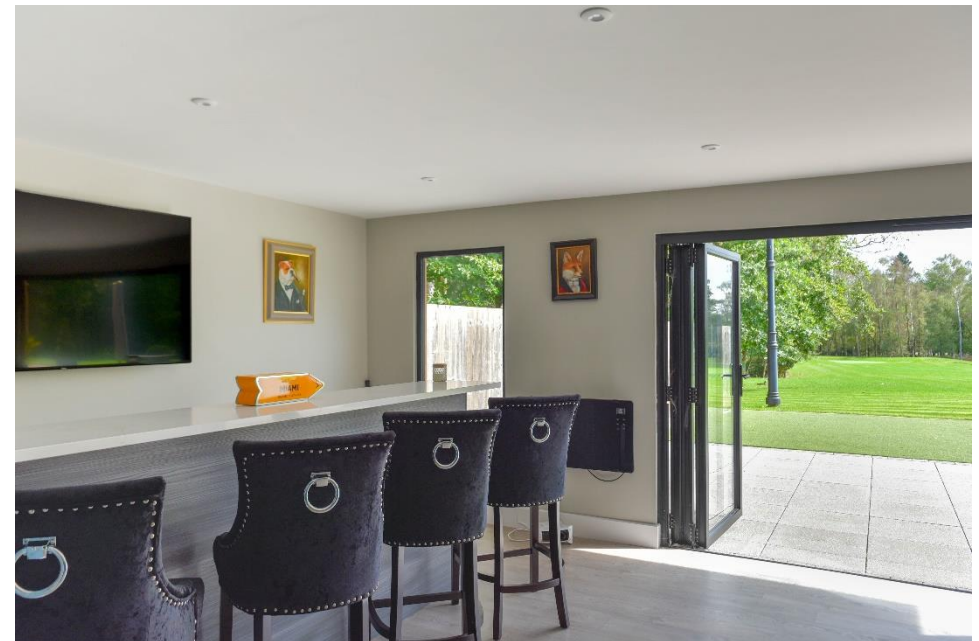


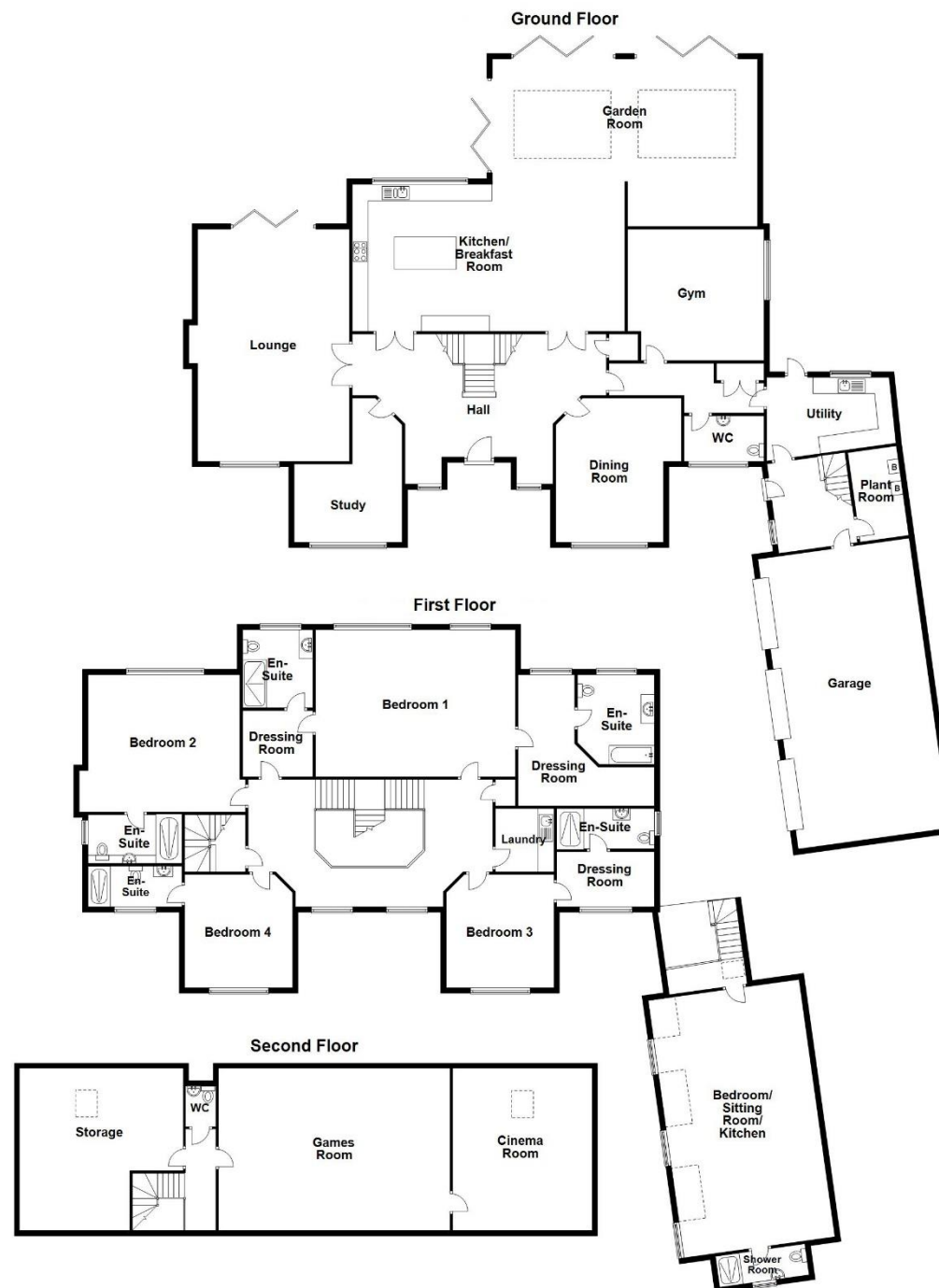
Location

The property stands on the southern outskirts of the village of Overstone, five miles to the northeast of Northampton and convenient for access to the A43 and A45 roads linking to the M1 at junction 15 and the A14, A1 M1 link road. Wellingborough railway station is approximately six miles distant, East Coast mainline trains to London St Pancras.

Gardens

At the rear of the house there is an extensive paved terrace with external power and lighting incorporating an Astro turf golf tee. On the west side of the house there is a walled enclosure and a partly walled barbeque area with Italianate parterre garden with box hedging. The lawns stretch away from the house to the south and east entirely laid to grass incorporating golf practice golf course with astro turf greens, the whole surrounded by deciduous woodland and post and wire fencing. At the fair end of the garden there is an area of woodland, and the boundaries adjoin open farmland.





Not to scale. For illustrative purposes only



Services

Main drainage, gas, water and electricity are connected. Central heating is through radiators from twin Vaillant gas fired boilers with domestic hot water from a mains pressure unvented system. The property is also fitted with a heat recovery system.

Council Tax

West Northamptonshire Council - Band H

Local Amenities

Within the village there is the Parish Church of St Nicholas, a General Store, playing field and The Overstone CE Primary School and Sywell Primary School. Secondary education is at nearby Moulton School. The Overstone Park Golf Course and Leisure Club stands on the outskirts of the village and is also the location for the Overstone Park Preparatory School. There is a Public House at the nearby village of Sywell, as well as the Art Deco-styled Aviator Hotel. Sywell boasts one of the best General Aviation Airfields in the United Kingdom with a 1,268-metre concrete runway.

How To Get There

From Northampton proceed in a north easterly direction joining the A43 Kettering Road at the Round Spinney roundabout and take the exit signposted to Kettering along the dual carriageway. At the next roundabout take the third exit signposted towards the village of Overstone. On entering the village proceed up the hill passing the primary school on the left-hand side and the entrance to Fairways is through a private gated access with wrought iron gates on stone pillars standing on the right-hand side.



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