

RICHARD GREENER
ESTATE AGENTS





GREENER Country HOUSES & COTTAGES

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Auchinlay House, Vyse Road, Boughton, Northampton, Northamptonshire, NN2 8RW

This fine individual modern detached house was constructed in the early 1970s and stands in an elevated position in the heart of the village enjoying views towards Boughton Park. The property has been fully refurbished by the present owners to provide high quality four bedroomed accommodation with a master suite and re-fitted family bathroom, three reception rooms, together with a kitchen/breakfast room and utility room. A driveway provides off road parking for vehicles in front of the integral double garage. The lawned gardens are largely walled and offer an excellent degree of privacy.

Price £695,000 Freehold

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH
5'7" x 4'4"
Approached through a panel glazed front door and a glazed screen and door to:-

RECEPTION HALL
14'5" x 6'0"
With an attractive engineered oak floor, the hall contains the stairs rising to the first floor and there are oak framed glazed doors leading to two of the reception rooms and the kitchen. A further door leads to:-

CLOAKROOM
6'0" x 4'0"
Comprising a white suite of pedestal wash basin and WC, there is Amtico flooring, a vertical heated towel rail and a window to the rear garden.

LOUNGE
20'10" x 12'8"
A spacious through room with casement windows to the front and rear elevations, the focal point is the open hearth fireplace which has a moulded timber mantel over a marble hearth with a gas living flame fire. There is a picture window and French door to the side elevation leading to the terrace and garden beyond.

BREAKFAST ROOM
11'5" x 11'5"
A well proportioned room with a painted wood panel dado and a three casement window to the front elevation. This room is connected open plan to the kitchen where there is a fitted breakfast bar.



KITCHEN/BREAKFAST ROOM
17'5" x 9'5"
Fitted with floor and wall cabinets with polished granite work surfaces incorporating a stainless steel underslung sink unit with mixer tap over, there are built-in larder cupboards and plumbing for an automatic dishwasher. The built-in appliances comprise the Neff low level stainless steel oven and the Neff induction hob beneath a stylish cooker hood. There is space for an American style fridge/freezer and a door leads to the utility room with a further door to:-



FAMILY ROOM
15'0" x 9'6"
Approached via a short flight of steps, this is a split level room with a low ceiling and a three casement window to the front elevation. TV point.



UTILITY ROOM
9'5" x 5'5"
Fitted with floor and wall cabinets with natural beech working surfaces and plumbing for an automatic washing machine and a point for a tumble dryer. This room houses the Vaillant gas fired boiler, has a window to the rear elevation and a door to the rear terrace.



FIRST FLOOR - LANDING
13'10" x 6'2"
With a roof void access hatch with retractable ladder to the loft space, the landing also houses the linen cupboard with slatted shelving and there are doors to:-

MASTER BEDROOM SUITE

BEDROOM ONE
14'3" x 13'0" minimum
With a four casement dormer window to the front and a three casement window overlooking the garden to the side, this room has LED downlighters, a TV point and doors to:-



DRESSING ROOM EN SUITE
13'1" x 6'4"
With a range of open fronted wardrobes with shelving and hanging space.

SHOWER ROOM EN SUITE
7'0" x 6'6"
Comprising a white suite of quadrant shower cubicle, WC and oval stainless steel wash basin on a glass stand with cupboards under. There are ceramic tiled splash areas, a vertical heated towel rail and a window to the rear elevation.



BEDROOM TWO
14'5" x 7'6"
With built-in eaves shelving, this room has a built-in wardrobe and dormer windows to the front elevation with views across neighbouring gardens to Boughton Park.



BEDROOM THREE
9'10" x 9'6"
Housing the airing cupboard and hot water cylinder, this room has a three casement window to the rear elevation and a wardrobe with shelving and hanging space.



BEDROOM FOUR
9'6" x 8'4"
Also with eaves shelving and a built-in wardrobe with shelving and hanging space, there are windows to both front and side elevations.

BATHROOM
10'2" x 6'5"
Re-fitted with a white suite of panelled bath with shower over and glazed screen, vanity wash basin with storage space under and WC. There are ceramic tiled splash areas, a vertical heated towel rail and there are two windows to the rear elevation.



OUTSIDE
Auchinlay House stands back from Vyse Road behind a front garden within a stone retaining wall, there is a private drive leading to the integral double garage and providing private off road parking for vehicles.

DOUBLE GARAGE
19'9" x 19'3"
A two part garage with individual up and over doors and light and power connections.

OUTSIDE.
The gardens stand mostly to the south and west of the house and there is a small drying terrace on the north side approached by a pedestrian gate at the side of the garage where there are two timber stores and an external water tap. This part of the garden is walled with established hedging beyond and there is a mature Yew tree. The majority of the garden is approached by a paved terrace and is laid to lawn bounded by well stocked flower borders and a combination of stone boundary walls, established hedging, paled fencing and a mature Red Robin hedge. There are a variety of mature shrubs and flowers and the garden affords an excellent degree of privacy.

SERVICES
Main drainage, gas, water and electricity are connected. Central heating is through radiators from a Vaillant gas fired boiler which also provides the domestic hot water. The property benefits from PVCu double glazing throughout. (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.

HOW TO GET THERE
From Northampton town centre proceed in a northerly direction along the A508 Barrack Road into Kingsthorpe Road, leading past the Kingsthorpe Shopping Centre. Continue out of the town along the Harborough Road and at the first roundabout turn right where signposted to Boughton into Vyse Road. Continue along Vyse Road, passing the turnings for Howard Lane and Humfrey Lane, and proceed towards Church Street where the property stands on the right hand side.

COUNCIL TAX
West Northamptonshire Council - Band F

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