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4 Farmhouse Lane, Wootton Hill Farm, Northampton, Northamptonshire, NN4 9FG

# 4 Farmhouse Lane, Wootton Hill Farm, Northampton, Northamptonshire, NN4 9FG

This very substantial modern detached five bedroomed house is constructed partly of mellow Northamptonshire ironstone with rendered rear elevations offering accommodation in excess of 3,000 square feet together with a detached garage block with studio flat above suitable for a dependant relative or as a residential let. The house was extended in 2024/5 to include a superb 24 foot by 15 foot kitchen/breakfast room, master bedroom above including dressing room and bathroom ensuite. There is a further Jack and Jill suite and family bathroom and the property stands in lawned gardens forming part of an exclusive cul de sac comprising seven only individual houses constructed to stylish contemporary designs. The property is available with no upward chain.

## Price £1,100,000 Freehold

### ACCOMMODATION

#### GROUND FLOOR

##### RECEPTION HALL

12'7 x 12'2

This spacious central hall has a ceramic tiled floor with stairs rising to the first floor, under stairs cupboard and under stairs access to the cloakroom and utility room. There are doors also leading to the lounge, breakfast room and family room.

##### CLOAKROOM

6'0 x 4'0

With a ceramic tiled floor and splash areas and there is a white Roca suite of WC with concealed cistern and a vanity wash basin. Vertical heated towel rail.

##### LOUNGE

28'4 x 15'0

A light and spacious through room with three casement window to the front elevation and sliding patio doors opening to the rear terrace and garden. The focal point is the open hearth fireplace which has a feature brick surround over a cast iron log burner which sits on a slate hearth.

##### INNER HALL

9'11 x 3'10

Giving access to:-

##### FAMILY ROOM

17'0 x 15'4

Also with an open hearth fireplace with brick surround and exposed beam over the hearth and features a brick corbelled chimney hood with a window to the side. There is a three casement window to the front elevation and a door leading to:-

##### KITCHEN

24'4 x 15'1

A spacious open plan area with high gloss floor and wall cabinets with polished quartz work surfaces incorporating a ceramic sink unit and built in appliances including twin Bosch eye level ovens. There is a central island unit also with a Bosch five place gas hob beneath a stainless steel and glass suspended cooker hood and the island unit has a breakfast bar at the far end. There are ample storage cupboards and this room has the benefit of electric underfloor heating and sliding patio doors opening to the rear terrace and garden. A door leads to:-

##### BREAKFAST ROOM

15'5 x 12'2

Ceramic tiled flooring, LED lighting and sliding patio doors to the rear terrace and garden.

##### UTILITY ROOM

9'8 x 6'9

Re-fitted with floor and wall cabinets incorporating a stainless steel sink unit with mixer tap over, washing machine and tumble dryer. There is a window to the rear elevation.

#### FIRST FLOOR

##### LANDING

26'5 x 11'8

The very spacious landing has a vaulted ceiling and twin dormer windows to the front elevation as well as a hatch to the roof void. Doors lead to:-

##### MASTER BEDROOM SUITE



##### BEDROOM ONE

15'1 x 15'0

Also with a vaulted ceiling and twin Velux roof lights and two casement window overlooking the rear garden and extensive views beyond. There are fitted bedside lamps and doors lead to:-

##### DRESSING ROOM ENSUITE

11'4 x 6'6

With a range of open fronted wardrobes with shelving and hanging space and fitted drawers.

##### BATHROOM ENSUITE

11'4 x 6'6

With a white suite of twin ended bath with side mixer tap, vanity wash basin, WC and ceramic tiled glazed shower suite. There is a stainless steel vertical heated towel rail.

##### GUEST SUITE

##### BEDROOM FOUR

15'4 x 13'9

With high vaulted ceiling and twin velux roof lights as well as a two casement window to the rear elevation and southerly views. There are two built in wardrobes with shelving and hanging space and a door leads to:-

##### JACK AND JILL SHOWER ROOM

11'0 x 4'10

Re-fitted with a ceramic tiled shower suite, Vitra vanity wash basin with back lit mirror over, WC with concealed cistern, vertical heated towel rail and ceramic tiling. A door connects to:-

##### BEDROOM FIVE

12'11 x 8'11

Built in wardrobe and two casement window to the front elevation.

##### BEDROOM TWO

15'4 x 13'0

With two casement window to the front elevation.

##### BEDROOM THREE

14'4 x 11'6

A spacious double room with two twin dormer windows to the rear elevation to the south.

##### FAMILY BATH/SHOWER ROOM

10'10 x 7'8

With a white suite of twin ended bath, vanity wash basin, WC and ceramic tiled shower suite. Airing cupboard with slatted shelving.

##### OUTSIDE

The house is approached by an open plan block paved driveway providing ample off road parking and turning space for numerous vehicles and leading to the detached garage block with studio flat above.

##### DOUBLE GARAGE

20'9 x 20'7

Approached through individual doors and with light and power connections.

##### STORE ROOM

17'0 x 9'7

##### FIRST FLOOR

##### KITCHEN

15'7 x 8'9

With access to:-

##### LIVING ROOM/BEDROOM

20'3 x 17'5

With door to:-

##### SHOWER ROOM ENSUITE

7'8 x 4'6

##### REAR GARDEN

Pedestrian access either side of the property to the rear garden this is approached by an extensive area of paved terrace with a glass and stainless steel balustrade with a flight of steps leading down to a level lawn area which faces in a southerly direction and which is bounded by close boarded fencing giving an excellent degree of privacy.

##### SERVICES

Main drainage, gas, water and electricity are connected. Central heating is part underfloor and part through radiators from a gas fired boiler also providing domestic hot water.

##### COUNCIL TAX

West Northamptonshire Council - Band F

##### ENERGY PERFORMANCE RATING

Annex - Rating C

House - Rating C

##### LOCAL AMENITIES

Wootton Hill Farm is situated about four miles to the south of Northampton and is conveniently placed for access to the town centre, the M1 motorway and Milton Keynes. Sporting facilities include Collingtree Park golf course with A Virgin Active Health Club and restaurant (Greens), a leisure complex and football stadium at Sixfields, trout fishing and sailing at Pitsford Reservoir, motor racing at Silverstone, horseracing at Towcester and flying at Sywell. Northampton has good shopping facilities along with Milton Keynes which is only 15 miles distant. Trains from Northampton and Milton Keynes reach London Euston in under an hour. The property is well placed for access to a number of schools including Northampton High School for Girls, Caroline Chisholm School and Northampton School for Boys.

##### HOW TO GET THERE

From Northampton town centre proceed in a south easterly direction along the A5123 old Towcester Road to the roundabout junction with Mereway and take the third exit signposted towards Milton Malsor. Turn first left into Clannell Road, then first right into Yeoman Meadow and follow this road to the far end where there is a left hand turning into Wootton Hill Farm. Continue along this road, bearing left, and then turn right into Farmhouse Lane where the property stands on the left hand side.

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