

Plot 2, Chestnut Rise, Bugbrooke Road, Gayton, Northamptonshire, NN7 3EU

HOWKINS & HARRISON

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Bugbrooke Road,
Gayton,
Northamptonshire,
NN7 3EU

Guide Price: £1,000,000

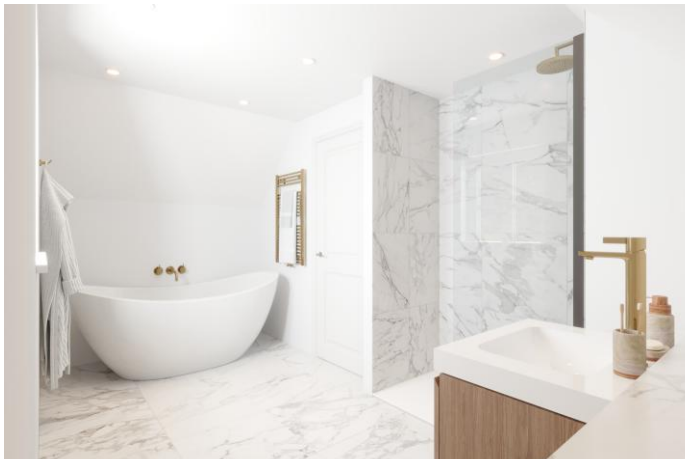
Chestnut Rise is an exclusive collection of individually designed homes, perfectly positioned in the idyllic Northamptonshire village of Gayton. Approached via a private, gated driveway, the development opens up to spectacular, uninterrupted countryside views.

Crafted from traditional materials including Cotswold limestone, red clay brick, and slate, these homes offer striking kerb appeal. Inside, traditional craftsmanship meets contemporary design. Expansive, open-plan living spaces are flooded with natural light, courtesy of strategically placed bi-fold doors, patio access, and elegant Juliet balconies. Engineered for the future, each residence boasts exceptional energy efficiency, complete with an Air Source Heat Pump and EV charging point as standard.

Finished to an impeccable specification, every home features a bespoke kitchen and luxury bathrooms, a cosy wood-burning stove, a choice of premium flooring throughout, and beautifully landscaped gardens.







Plot Two is a substantial, detached family home, occupying a private position within the stunning gated Chestnut Rise development. Extending to approximately 2,676 sq ft, the high specification accommodation includes a spacious live-in kitchen/dining room, utility, cloakroom, boot room, study, two reception rooms, a stunning master bedroom with vaulted ceilings, large Juliet balcony, walk in wardrobe and ensuite, second bedroom with ensuite, three further bedrooms and a family bathroom. The rear garden enjoys a southerly aspect and countryside views, with a double garage and ample driveway parking at the front.

- High specification throughout
- Five double bedrooms, three bathrooms
- Underfloor heating
- Bespoke kitchen with large central island, Quartz worktops and high-end appliances
- Bi-folding doors from kitchen to garden
- Large picture window & Juliet balcony overlooking fields from master bedroom
- Patio doors from lounge & dining room to garden
- Front and rear gardens
- Garage and driveway parking
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Chestnut Rise, Bugbrooke Road, Gayton, Northampton, NN7

Approximate Area = 2676 sq ft / 248.6 sq m

For identification only - Not to scale



CS Construction

CS Construction has spent over a decade crafting bespoke, individual homes across Northamptonshire. As a design-led developer, specialising in small, exclusive developments where no two properties are identical. Every home is defined by impeccable craftsmanship and thoughtful design. As a family business, personal pride is built into every detail- ensuring rigorous quality control, clear communication, and a dedicated, client-focused journey from concept to handover.

Agents Note

Please note that for presentation purposes, some of the photographs containing furniture have been staged using AI technology. Further internal images have been included reflecting the finish and quality of a CS Construction property.

The pretty village of Gayton is situated about five miles south west of Northampton town centre, about two miles from the A43 leading to the M40 and about three miles from Junction 15a of the M1. Train stations at Northampton and Milton Keynes offer services to London Euston. Amenities in the village include primary school, parish church, village hall, playing fields, and a public house. The Grand Union Canal passes close by. Leisure facilities can be found at Sixfields Leisure Centre area in Northampton where there is a multiplex cinema, supermarket and restaurants.Sporting activities in the area include rugby, hockey, tennis, netball and cricket at the nearby Towcestrians Sports Club, golf at Silverstone and Whittlebury Hall, sailing at Draycote Water, Pitsford and Hollowell Reservoirs, and of course the world famous motor racing at Silverstone.

Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact Tel: 01327-353575.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warrantied in any way.

Services

The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains services.

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300- 1267000.

Council Tax Band – To be assessed at build completion



Howkins & Harrison
98a Watling Street, Towcester, Northamptonshire NN12 6BT

Telephone	01327 353575
Email	property@howkinsandharrison.co.uk
Web	howkinsandharrison.co.uk
Facebook	HowkinsandHarrison
Twitter	HowkinsLLP
Instagram	HowkinsLLP

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

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