Welford Road

Chapel Brampton, Northampton

JACKSON GRUNDY | The Village Agency

Welford Road

Chapel Brampton, Northampton, NN6 8AF

TOTAL AREA: APPROX. 221.66 SQ. METRES (2385.9 SQ. FEET)

THE OLD ALLOTMENTS IN THE PRESTIGIOUS NORTHAMPTONSHIRE VILLAGE OF CHAPEL BRAMPTON OFFERS A BEAUTIFUL BLEND OF MODERN CHARACTER WITH IT BEING BUILT ON LAND FORMERLY OWNED BY THE ALTHORP ESTATE IN 2006 WITH A HONEY COLOURED SANDSTONE EXTERIOR AND CONTEMPORARY INTERIORS.

GROUND FLOOR

- ENTRANCE HALL
- CLOAKROOM
- SITTING ROOM
- STUDY
- KITCHEN / DINING ROOM
- UTILITY ROOM

SECOND FLOOR

- LANDING
- OFFICE
- LOFT ROOM

FIRST FLOOR

- LANDING
- BEDROOM ONE (EN-SUITE)
- BEDROOM TWO (EN-SUITE)
- BEDROOM THREE
- BEDROOM FOUR
- BATHROOM

OUTSIDE

- FRONT GARDEN
- GARAGE
- REAR GARDEN

THE PROPERTY

Stepping through the front door you are welcomed into a large country style hallway with stunning flagstone floor. Your eyes are drawn toward the double doors that leading you into the modern yet traditional kitchen diner which has been fitted with a range cooker, granite worktops, central island, tall fridge and French doors onto the rear garden. There is also a door that leads to a utility room with ample space for white goods and door to side access. The ground floor also hosts a dual aspect living room with log burner and French doors to rear garden. Across the hall is a playroom/study and a cloakroom.

Stairs from the characterful hallway lead you up to the first floor landing which is generous in size and provides access to all rooms, The principle bedroom is large and has a four piece en-suite bathroom. The second bedroom boasts a three piece en-suite. There are two first double bedrooms bathroom the stair ladder leads up to the loft rooms where you'll find a home office, snug areas and loft space.

Outside to the front is a walled garden with multiple beaded plants and shrubs, shrub and flowers. The rear garden is private mainly and laid to lawn with a paved patio area, bedded boarders, entertaining space and courtesy door to the single detached garage in front of which is a driveway which runs along the property.

EPC Rating C. Council Tax Band G.

relax

F&M

NORTH AMERICA
Atlantic Ocean
AFRICA
SOUTH AMERICA
ANTARCTICA

LOCATION

Chapel Brampton and Church Brampton are situated less than five miles north of Northampton and are known collectively as The Bramptons. The nearby railway line is now part of the preserved Northampton and Lamport Railway and part of the old railway station has been converted to a public house, The Brampton Halt. Another public house and former coaching inn, The Spencer Arms, is located in Chapel Brampton. Other amenities include stables, golf course, conference centre, farm shop, church and primary school. The majority of children then go on to attend Moulton Secondary School six miles away. The Bramptons are located less than three miles from Kingsthorpe a north-west suburb of Northampton which has larger supermarkets and shopping facilities. A variety of main roads including the A428, A5199, A508 and A43 can be accessed within a short radius and mainline rail services to London Euston and Birmingham New Street are available from Northampton station.

IMPORTANT NOTICE

Important Notice - 1. Viewings by appointment only through Jackson Grundy. 2.These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

FLOORPLAN

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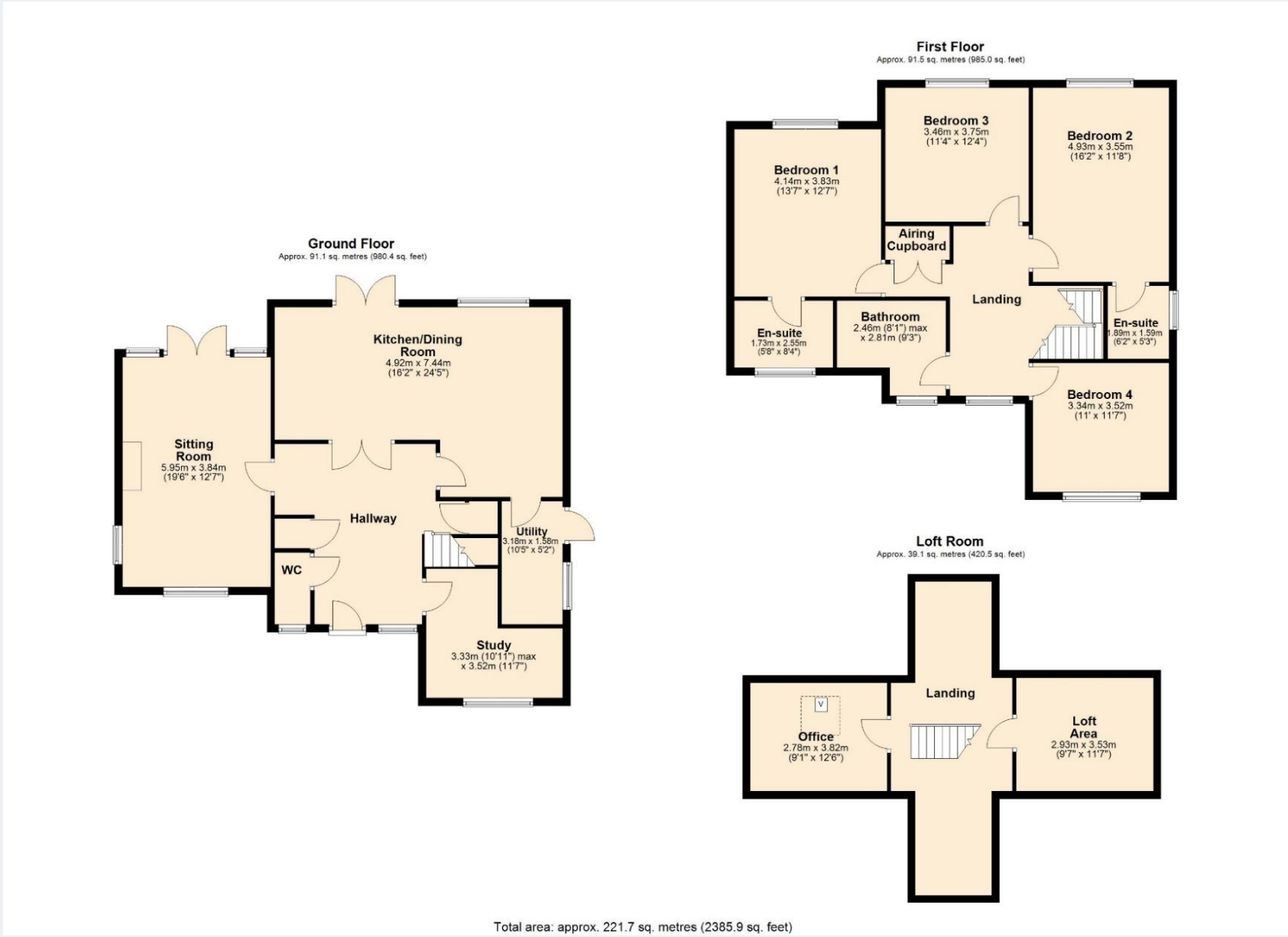

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