



Erskin Wood

Spratton, Northamptonshire

oriordanbond
SALES & LETTINGS



Erskin Wood

Spratton
NN6 8JP

Guide Price
£650,000

An elegant, prestigious six bedroom detached family home, privately positioned along an exclusive gated road shared with just three other exclusive properties in the highly sought after village of Spratton, in the scenic Northampton Uplands. Spanning three spacious storeys, this timeless residence blends versatile modern living with refined warmth and character.

The ground floor opens with a welcoming entrance hall with sweeping staircase leading to a generous through sitting room centred around a charming Bells inglenook fireplace with cosy log burner. The heart of the home is the expansive open plan kitchen/dining room equipped with a SMEG range cooker, American style fridge/freezer and integrated dishwasher, complemented by a practical utility room and re-fitted cloakroom/WC. The first floor features a light filled windowed landing guiding you to a spectacular 20ft principal suite, complete with a stylish, contemporary en-suite bath and separate shower. Two further well proportioned bedrooms on this level share a re-fitted family bathroom. The second floor provides excellent additional accommodation offering three further bedrooms and another beautifully modernised family bathroom. This upper level creates superb flexibility for larger families, guests, or a dedicated home office. Benefits include uPVC double glazing throughout and gas radiator heating. Outside, the front provides ample off road parking leading to a detached double garage. The fully enclosed, tranquil rear garden is a peaceful sanctuary shaded by magnificent 200-year-old mature trees that cast beautiful dappled sunlight over the patio. Perfectly positioned in the village centre, you are just yards from the local primary school, the prestigious Spratton Hall Prep School, the historic church, and the popular Kings Head pub/restaurant. There is also a local Post Office, village hall and excellent commuter road links close by. (A/2328/M)

- Elegant, classically beautiful six-bedroom detached residence
- Spacious, highly versatile, modern living arranged over three floors
- Three re-fitted bathrooms, finished in an exceptional, contemporary style
- Private gated road shared with three prestigious detached properties
- Tranquil woodland setting featuring magnificent 200-year-old trees
- Off road parking for multiple cars and a substantial detached double garage







TOTAL FLOOR AREA : 2258 sq.ft. (209.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Additional information

- Council Tax Band: G
- Energy Efficiency Rating: C

Viewing

Viewing strictly by appointment – details below

Disclaimer

O’Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

O’Riordan Bond Brixworth Sales

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