

Farthingwood House
3 Poplars Farm Close, Hannington





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£975,000

This fine individual detached stone house was constructed in 2009 as part of a select development of only seven properties standing on the southern outskirts of the village of Hannington

Accommodation

Ground Floor: Reception Hall | Cloakroom | Dining Room | Orangery | Inner Hall | Lounge | Study | Kitchen/Breakfast Room | Utility Room

First Floor: Landing | Guest Bedroom Suite – Bedroom Two | Dressing Room Ensuite | Shower Room Ensuite | Bedroom Four | Inner Landing | Master Bedroom Suite – Bedroom One | Bathroom Ensuite | Bedroom Three | Family Bathroom

Outside: Double Garage | Gardens

Approximately 2,500 Square Feet

RICHARD  GREENER

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Description

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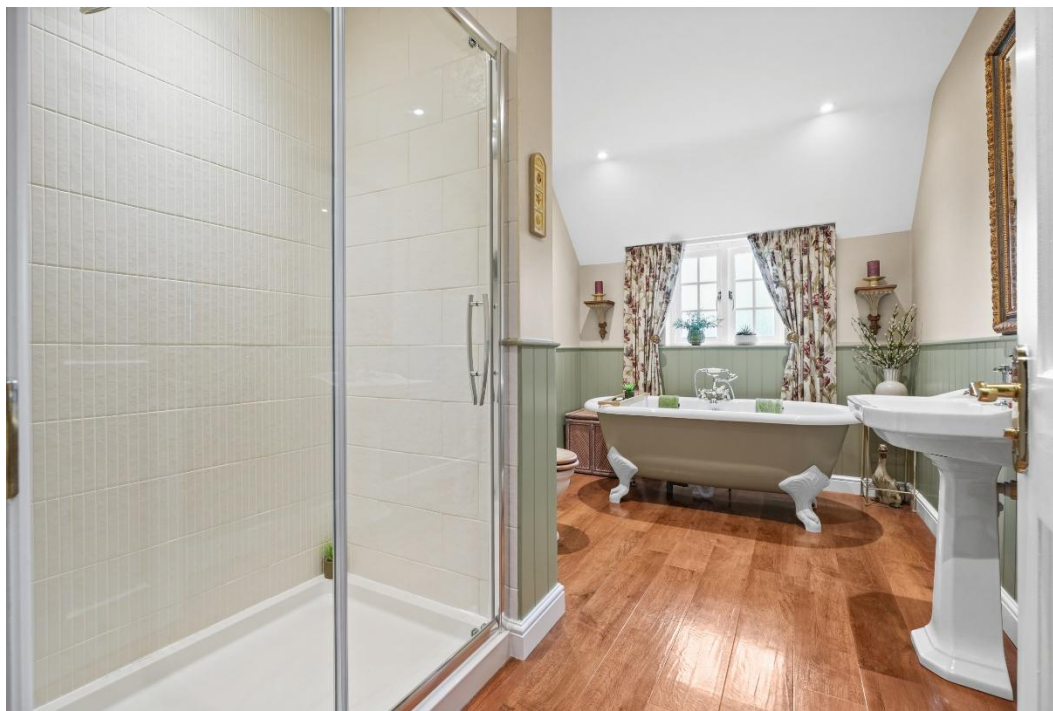
The spacious four bedroom interior extends to approximately 2,500 square feet comprising two ensuites and family bathroom together with three reception rooms, orangery and a superb 19 foot by 17 foot open plan kitchen/breakfast room.

The private gardens are a particular feature standing mostly to the south and west of the house laid to lawn and well stocked with established flower and shrub borders and backing directly onto and overlooking open pasture.







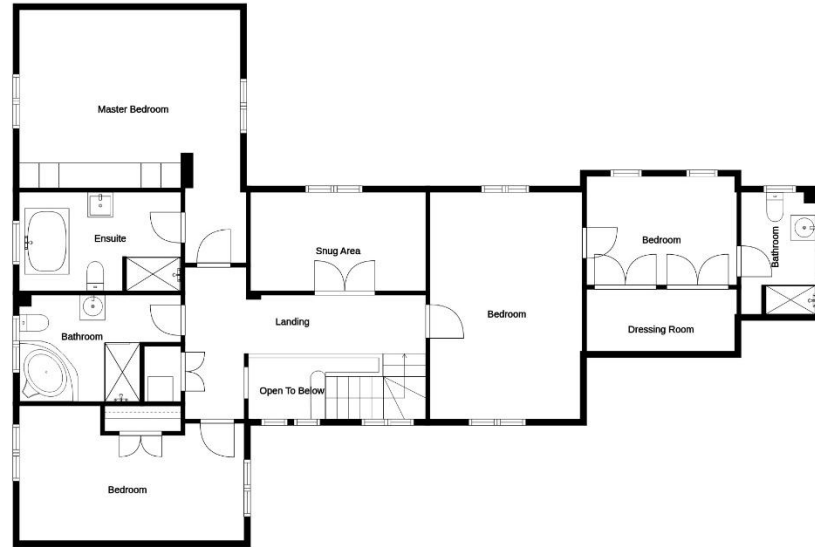




Gardens

Approached by a pedestrian side gate a resin path wraps around the house and leads to the sun terrace adjacent to which lawns stretch away from the house on the south side bounded by established borders and hedges well stocked with a variety of mature shrubs and young trees. This part of the garden has a post and rail boundary fence beyond which there is open pasture and there is a garden standing within a Laurel hedge with raised borders and aluminum greenhouse. The garden wraps around the house to the west side where there is another private lawn and timber garden store.





1st Floor



Ground Floor

Not To Scale. For Illustrative Purposes Only.



Services

Main drainage, gas, water and electricity are connected. Central heating is from a gas fired boiler with underfloor heating to the ground floor and radiators to the first floor supplemented by solar panels providing domestic hot water through a mains pressure unvented hot cylinder. The gas boiler was replaced in 2018 and the property has the benefit of rain water harvesting for garden irrigation and car washing, CCTV security and broadband.

Council Tax

West Northamptonshire Council - Band G

Local Amenities

The village of Hannington lies within easy reach of Northampton, Wellingborough and Kettering. There is a mainline train service from Kettering to St Pancras. The A14/M1 link road is about 8 miles to the north. Within the village is the Parish Church with primary schooling at Walgrave Primary School and secondary schooling at The Moulton School.

How To Get There

The village of Hannington stands roughly mid way between Northampton and Kettering and can be approached from the A43 Kettering Road via Redhouse Lane. Upon entering the village passing the allotment gardens the road bears to the left and then to the right. Continue into Main Street and then turn left into Poplars Farm Close where Farthingwood House stands at the far end of the cul de sac.





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