



**Church Street**  
Moulton, Northampton

**JACKSON  
GRUNDY** | *The  
Village  
Agency*



---

## Church Street

Moulton, Northampton, NN3 7SP

TOTAL AREA: APPROX. 172.99 SQ. METRES (1862 SQ. FEET)

**CENTRALLY LOCATED WITHIN MOULTON YET ON A UNIQUELY ELEVATED PRIVATE AND QUIET PLOT WITH VIEWS ONTO THE CHURCH IS BARMORE, A DECEPTIVE FOUR BEDROOM DETACHED FAMILY HOME.**

---

### GROUND FLOOR

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

---

### OUTSIDE

- FRONT GARDEN
- REAR GARDEN

---

### FIRST FLOOR

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

---

**£580,000 Freehold**





---

## THE PROPERTY

The ground floor has been extended and offers great space with its separate study, cloakroom, large sitting room with bay window and French doors onto a secluded sun terrace. Double doors lead into the dining room beyond which is the conservatory and modern kitchen / breakfast room. The kitchen is fitted with oak units and has a freestanding range cooker, dishwasher, fitted quartz topped breakfast bar and a door leading to a large utility room.

Upstairs has also been extended and has four bedrooms, the principal bedroom has a dressing area at the entrance with fitted wardrobes and a large window which overlooks the front with Church views. There is also an en-suite shower room. Bedroom two is a large dual aspect room with fitted wardrobes, bedroom three is another double also with fitted wardrobes and the fourth bedroom is a generous single. The family bathroom has a four piece suite including a separate shower and freestanding bath.

Outside to the front is a driveway for two cars beyond which is a single garage and steps that lead you to a private lawned garden looking straight onto the Church. To the rear is a southerly facing and landscaped garden with paved patio, lawned areas and open summer house. To the side is a secluded paved patio with stunning Church views.

EPC Rating D. Council Tax Band F.





## LOCATION

Moulton is an expanding large village 4 miles north of Northampton with an eclectic mix of properties ranging from stone built cottages on narrow winding lanes to modern developments. Services and amenities are also diverse and include primary and secondary schools, an agricultural college which incorporates an animal therapy centre, church, Methodist chapel, theatre, doctors surgery, chemist, supermarket, general stores, post office, petrol station, public houses, a charming art gallery with coffee house and Community Centre with library and café. Supporting a variety of community groups, Moulton also has numerous sporting clubs operating from Moulton Sports Complex and Village Hall. With Moulton Park Industrial Estate bordering the south west edge of the village, main road access is well catered for by the A43 and A45 ring roads, which link to A14 (M6) and M1 J15 respectively, and mainline rail access from Northampton to London Euston and Birmingham New Street.



## 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.

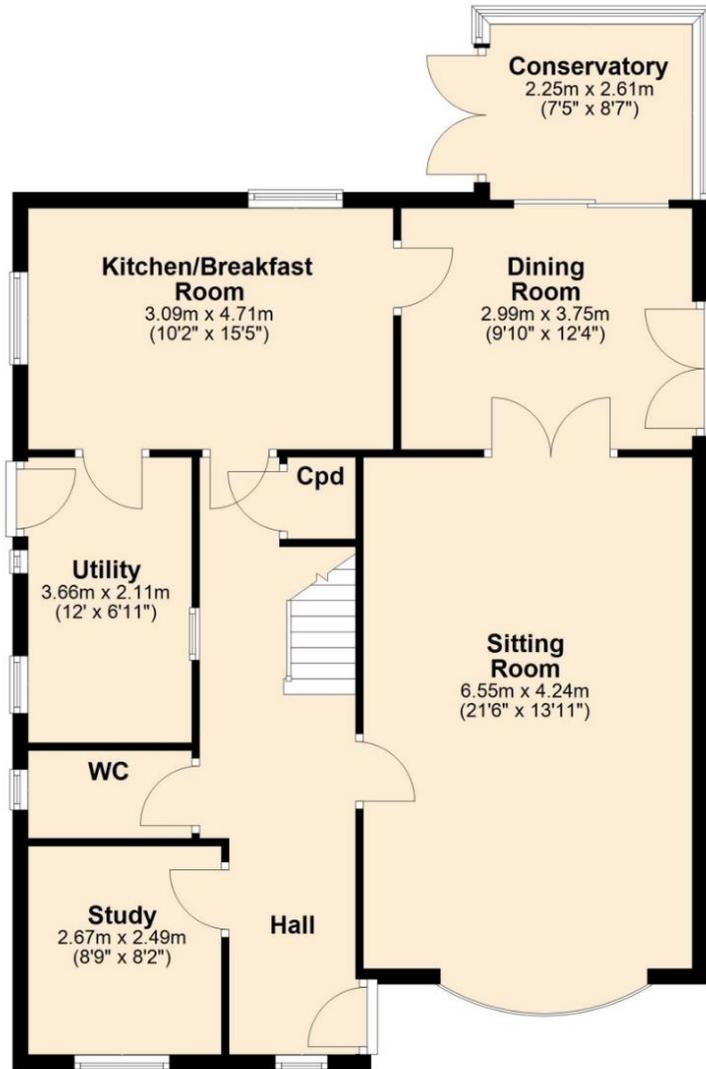


# FLOORPLAN

TOTAL AREA: APPROX. 172.99 SQ. METRES (1862 SQ. FEET)

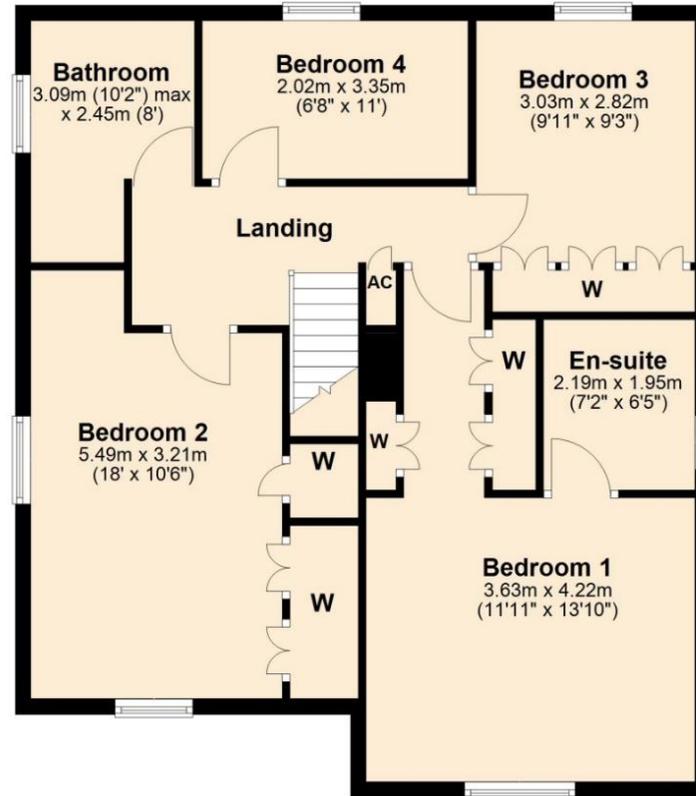
## Ground Floor

Approx. 94.1 sq. metres (1013.4 sq. feet)



## First Floor

Approx. 78.8 sq. metres (848.6 sq. feet)





☎ 01604 624900

🌐 [www.jacksongrundy.com](http://www.jacksongrundy.com)

✉ [thevillageagency@jacksongrundy.co.uk](mailto:thevillageagency@jacksongrundy.co.uk)

📘 📷 @jacksongrundyestateagents

**JACKSON GRUNDY** | *The Village Agency*