



GREENER **Country** HOUSES & COTTAGES

Oakwood House 1 Cotton Meadow, St James, Northampton, NN5 5PP

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This exceptional detached family residence offers over 3,500 sq. ft. of versatile accommodation, perfectly suited for modern family living and multi-generational households. This unique, high-quality self-build combines generous living space with a rare central Northampton setting. Inside, the welcoming entrance hall leads to a beautifully designed open-plan kitchen and breakfast room benefitting from underfloor heating, a spacious living room, a formal dining room, and a convenient downstairs WC. The first floor provides five bedrooms, including a luxurious master suite with dressing room and en-suite, a second en-suite bedroom, and a stylish family bathroom. The second floor offers two additional versatile rooms, ideal as guest bedrooms, a home office, or hobby space. Adding to its appeal, the double garage incorporates a self-contained annexe, previously used as a professional recording studio. This space features two rooms with services on the lower ground floor, plus a first-floor studio with kitchenette and storage, offering endless potential for an office, studio, or independent living. Externally, the property enjoys a generous plot with extensive off-road parking and a private rear garden, designed for relaxation and entertaining.

Price £895,000 Freehold

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

13'10 x 11'03

Entered via a solid oak double door, there is an oak floor and staircase leading to the first floor with various doors leading to reception rooms.

KITCHEN/BREAKFAST ROOM

KITCHEN AREA

22'09 x 14'11

The kitchen is fitted with an extensive range of oak wall and base units, complemented by sleek granite worktops and matching upstands. A central island provides additional storage and incorporates a built-in wine rack, creating a stylish focal point. Integrated appliances include a double Belfast sink, gas hob with extractor above, fridge/freezer, and dishwasher.

BREAKFAST AREA

10'10 x 8'09

Windows to the front, side and rear elevations with double doors leading to the rear garden and there is a tiled floor throughout. A suitable space for a large dining table and leading to:-



UTILITY ROOM

9'03 x 8'03

Fitted with a range of floor and wall mounted cabinets, worktops, sink and drainer, fridge/freezer, additional freezer and plumbing for a washing machine and tumble dryer. A door leads through to:-

BOILER ROOM

Housing the hot water cylinder and the combination boiler.

LIVING ROOM

18'02 x 19'03

A striking feature of the room is the multi-fuel burner with a Class 1 chimney, creating a warm and inviting focal point. The space is further enhanced by fitted wall lighting, TV and telephone points, and double doors opening directly onto the rear garden, complemented by additional side windows that allow natural light to flood the room.



DINING ROOM

13'08 x 13'04

A window to the front and side elevation the oak floor continues from the entrance hall, there are glazed double doors leading through.

WC

4'11 x 3'11

Suite comprising of WC and wash hand basin.

FIRST FLOOR

LANDING

13'04 x 14'0

A generous galleried landing overlooking the chandelier to the entrance hall, windows to the front elevation and stairs leading to the second floor and doors through to:-



BEDROOM ONE

16'02 x 14'0

With windows to the side and rear elevation there is space for a super king size bed with various space for storage. The room is entered via the:-



DRESSING AREA

11'01 x 9'11

Fitted with oak doors there is various hanging space. A door leads to:-

ENSUITE

8'05 x 4'06

A walk in pressurised shower cubicle with glass screen, WC and wash hand basin. This room is fully tiled with window to the side elevation.

BEDROOM TWO

14'10 x 10'02

With windows to the rear elevation there is space for a king size bed with oak flooring and doors leading to:-



ENSUITE

4'11 x 5'10

Suite comprising of WC, wash hand basin with shower cubicle and tiled walls.

BEDROOM THREE

13'05 x 11'02

With space for a double bed there is a window to the front elevation.

BEDROOM FOUR

14'10 x 9'07

A bay window to the front elevation there is space for a double bed with oak flooring.

BEDROOM FIVE

14'10 x 7'08

Currently used as an office but has suitable space for a double bed with a window to the side elevation.

FAMILY BATHROOM

9'0 x 7'05

Suite comprising of bath, double shower cubicle, wash hand basin and WC with a window to the side elevation.



SECOND FLOOR

LANDING

With a velux window to the rear elevation and a door leading to:-

STORAGE CUPBOARD

14'11 x 7'09

CINEMA/GAMES ROOM

26'0 x 14'11

With Velux windows to the rear elevation, fully carpeted throughout and with TV sockets connected.



OUTSIDE

DOUBLE GARAGE

18'05 x 5'05

With a remote control operated double electric door to the front elevation there is suitable storage in the garage with pedestrian door leading to:-



REAR HALLWAY

With pedestrian access from the side elevation with stairs leading down to the lower ground floor.

BASEMENT ROOM ONE

18'05 x 10'09

A UPVC double glazed window to the side elevation giving a fire exit. This room has a kitchenette and a toilet.

BASEMENT ROOM TWO

22'0 x 6'07

With sockets connected and carpet fitted.

FIRST FLOOR

KITCHEN/LIVING ROOM

15'0 x 14'07

With windows to the side elevation and Velux windows to the ceiling, toilet and a fitted kitchen with a stainless steel sink, water connected and storage below.



OUTSIDE

REAR GARDEN

The garden is arranged over multiple levels with a variety of patio areas, including a raised decked terrace with hot tub. Further patio space to the side provides an ideal spot for outdoor dining, while the main lawn offers a generous play or relaxation area. Additional features include a useful garden store and a pedestrian gate giving access to the front.

FRONT GARDEN

There are gates leading from the private road, a gravel drive which is suitable for up to seven cars.

DRIVEWAY

Number 1 Cotton Meadow will retain ownership of the private driveway, with the maintenance responsibilities split between the three properties.

SERVICES

Main drainage, gas, water and electricity are connected. Under floor heating to the ground and first floor, automated lighting and ceiling speakers with wifi audio system.

COUNCIL TAX

West Northamptonshire Council - Band G

HOW TO GET THERE

From Northampton town centre proceed in the Westly direction onto the A4500 Weedon Road and at the end at the centre of St James fork right at the traffic lights are sign posted leading onto the A428 Harlestone Road. Proceed through Dallington and at the roundabout junction with Mill Lane turn left into Bants Lane and proceed down the road and take the left handing turning into Lyncrest Avenue. Take the next left into Trevor Crescent, proceed around the corner and turn left into Trevor Close and immediately right into Cotton Meadow. Follow the road to the end where the property stands in the corner on the left hand side.

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