



The Fir Trees, Denton Road, Horton, Northamptonshire, NN7 2BE

HOWKINS &
HARRISON

The Fir Trees,
Denton Road, Horton,
Northamptonshire, NN7 2BE

Guide Price: £830,000

A wonderful well appointed detached family home extending to around 2094 sq ft of accommodation, enjoying a rural position on the outskirts of the highly regarded village of Horton nestling alongside open countryside.

Features

- Beautifully presented detached family home
- Sitting room with feature burner
- Family room & study
- Well appointed kitchen/dining room
- Utility & cloakroom
- Four double bedrooms
- En-suite to master & guest bedrooms
- Double garage & EV charging point
- Countryside Views
- Around 2094 sq ft of accommodation
- Energy Rating- C



Location

Horton is well situated between Northampton and Newport Pagnell and within easy reach of Junctions 14 and 15 of the M1 motorway. The nearest main shopping centres are Milton Keynes and Northampton together with Rushden Lakes and the pretty Georgian market town of Olney which is about 8 miles away. Train services are available into London Euston from Milton Keynes and Northampton.

Horton is one of Northamptonshire's most desirable villages, offering the peace and charm of rural life while remaining exceptionally well connected. The village is well known for Horton House Cricket Club and sits close to Salcey Forest, perfect for walkers, runners. Within walking distance you'll find The French Partridge, a superb hotel, spa and restaurant along with further everyday amenities can be found less than a mile away in neighbouring Hackleton, including a general store and The White Hart pub. Brafield on the green is the next village and home to the popular Red Lion pub & restaurant. For commuters and convenience, a Waitrose and garden centre is a short distance away.

Secondary education at Caroline Chisholm in Wootton, Elizabeth Woodville in Roade and the highly regarded Northampton school for boys in Northampton as well as independent schooling at close by Northampton High school for girls at Hardingstone.



Ground Floor

The Fir Trees forms part of a small development constructed in 2018 enjoying a rural aspect on the outskirts of the village and is set back from the road on a tree lined driveway that serves four other properties. The spacious attractive interior extends to around 2094 square feet comprising of a welcoming entrance hall, three reception rooms and a superb open plan kitchen/breakfast room with bi folds doors onto the gardens. Four generous bedrooms with the master & guest enjoying en-suite shower rooms and a stylish family bathroom make up the first floor accommodation. The gardens enjoy a pleasant and rural aspect to the house with well kept mainly lawned garden and a private seating area overlooking open pasture.

You are greeted by a reception hall with a part vaulted ceiling and central staircase to the first floor, there is a cloaks cupboard and cloakroom as well as tiled flooring which continues into the kitchen/breakfast room and utility. The sitting room features a multi fuel burner, bi fold doors onto the rear garden and wooden flooring that extends into the study and family room.

An impressive kitchen/breakfast room has a range of modern high gloss cabinets, quartz working surfaces incorporating a sink unit with hot tap (AEG) in the kitchen for instant boiling water, breakfast bar area, integrated appliance include, AEG induction hob with extractor hob over, Bosch double oven and microwave, dishwasher and fridge/freezer, ample space for dining/entertaining with bi fold doors onto the rear garden, matching cabinets can be found in the utility room which has a sink unit and plumbing for washing machine and internal door into the garage. The property has underfloor heating and double glazed casements windows throughout.





First Floor

The galleried landing has an airing cupboard with hot water cylinder and doors off to all rooms.

The master bedroom enjoys a rural aspect and has a walk in wardrobe as well as en-suite shower room, there are three further double bedrooms with a guest bedroom also having an en-suite shower room, to complete the first floor there is a stylish family bathroom suite.

Outside

Outside, set back from the road, a tree lined gravelled driveway serves the four other dwellings, a blocked paved driveway provides additional parking to the double garage with electric roller door, an Ohme EV electric charger.

Garage houses the boiler, gated side access leads into the rear garden which has a paved terrace retained with sleepers onto a mainly lawned garden with established and well stocked planting, timber summer house.

A particular feature to the garden is a secluded seating area with pergola, composite decking which enjoys views over paddock land.





Viewing

Strictly by prior appointment via the agents Howkins & Harrison. Tel:01604-823456.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities. Electricity and water are connected, LPG supplies the boiler and there is a sewerage treatment plant shared between four residents.

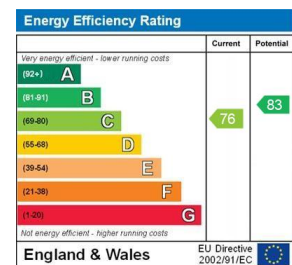
Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Local Authority

West Northamptonshire Council Tel:0300-126700.

Council Tax Band – G



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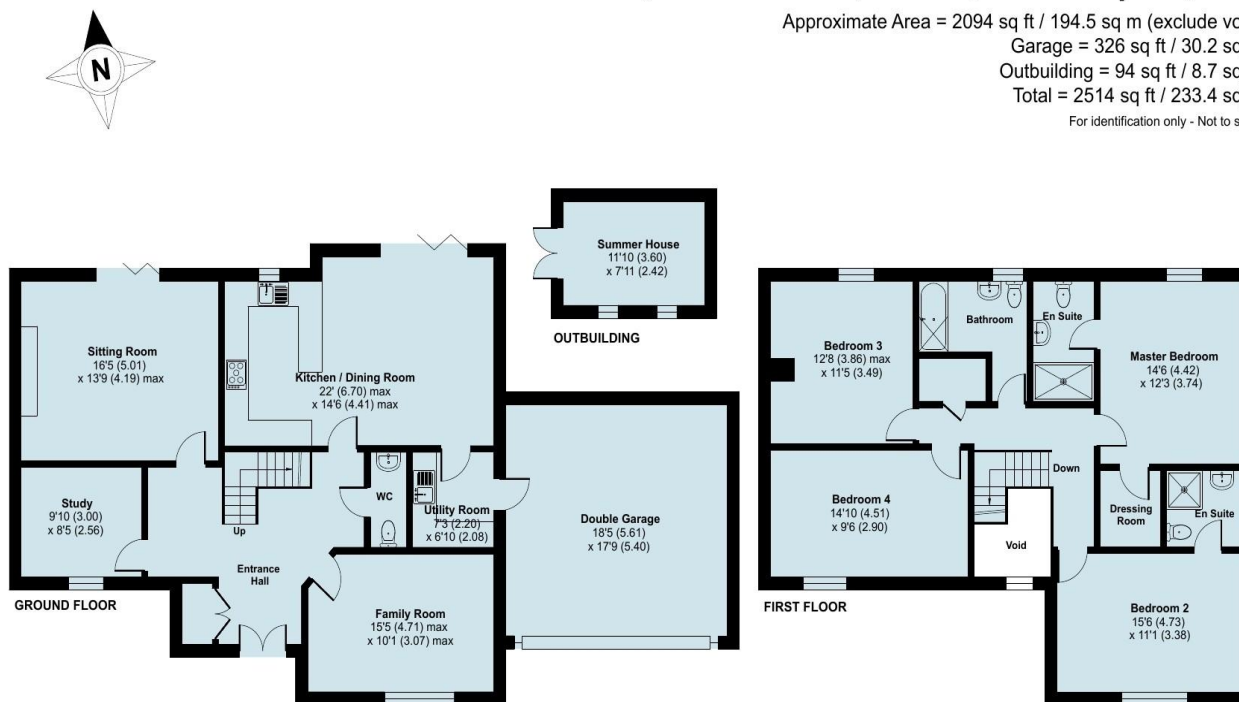
Approximate Area = 2094 sq ft / 194.5 sq m (exclude void)

Garage = 326 sq ft / 30.2 sq m

Outbuilding = 94 sq ft / 8.7 sq m

Total = 2514 sq ft / 233.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Howkins & Harrison. REF: 1500357

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