

**8 Woodland Avenue  
Abington  
NORTHAMPTON  
NN3 2BY**

**£735,000**



- **STUNNING FIVE BEDROOM DETACHED HOME**
- **CONTEMPORARY KITCHEN/DINER/FAMILY ROOM**
- **SEPARATE RECEPTION ROOMS**
- **SOUGHT AFTER LOCATION NEAR ABINGTON PARK**
- **OVER 2,500 SQ FT OF VERSATILE LIVING SPACE**
- **LARGE PRIVATE REAR GARDEN**
- **STYLISH ENSUITE BATHROOM**
- **ENERGY EFFICIENCY RATING: D**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A rare opportunity to acquire a beautifully presented and substantial five bedroom detached family home, enviably positioned on the highly sought after Woodland Avenue, just a short stroll from the beautiful Abington Park. Offering in excess of 2,500 sq ft of thoughtfully arranged accommodation, this elegant residence seamlessly blends period character with contemporary family living.

The property boasts five generously proportioned bedrooms, including a luxurious principal suite featuring a spacious en suite and walk-in wardrobe. The ground floor offers superb versatility, with an airy lounge, a separate family room, and an impressive open plan kitchen/diner/family room, perfectly designed for modern day living and relaxed entertaining. Further practical additions include a cloakroom, separate WC, utility/laundry room, stylish family bathroom, useful first floor storage rooms, and a flexible second floor bedroom ideal as a home office or teenager's retreat.

Externally, the private rear garden provides a peaceful and well-maintained setting for outdoor dining and entertaining, while off road parking and a garage add everyday convenience. Ideally situated close to highly regarded schools, local amenities, and excellent commuter links including the A45, M1 and Northampton town centre, this exceptional home represents a rare opportunity within one of Northampton's most desirable residential addresses.

## **Ground Floor**

### **Entrance Hall**

Approached via the entrance door, with window to the side elevation, two radiators, and attractive stripped wood flooring. Panelled walls and picture rails enhance the character, while stairs rise to the first floor landing with a storage cupboard underneath. Doors lead to the principal ground floor rooms.

### **Cloakroom/WC**

From the entrance hall, a large cloakroom with window to the side elevation provides ample coat hanging space, tiled walls and floor, and a mounted wash hand basin. A door leads through to a separate WC comprising windows to the sides, low level WC, radiator, tiled floor, and half tiled walls.

### **Lounge**

13'5" x 12'11" exc bay (4.09m x 3.94m exc bay)

Bay window to the front elevation allowing excellent natural light. Picture rails and ceiling coving enhance the period charm. A fireplace with inset gas fire forms an attractive focal point, set against stripped wooden flooring.

### **Family Room**

12'1" x 11'8" (3.7m x 3.57m)

Window and door to the side elevation provide natural light and garden access. The room includes a radiator and a handy storage cupboard, making it a versatile space for relaxing, entertaining, or family activities.

## **Kitchen/Diner/Family Room**

23'7" max x 16'4" (7.2m max x 4.98m)

Bay window to the rear elevation and double doors opening onto the patio create a seamless connection to the garden. One and a half bowl enamel sink unit set into a comprehensive range of base units with cupboards and drawers above, finished with wooden work surfaces. Integrated appliances include fridge freezer, dishwasher, double oven with induction hob, and canopy extractor hood. A central breakfast island provides seating for four, ideal for family living and entertaining. A superb fireplace with ornate carving incorporates the English rose and Scottish thistle, reflecting the heritage of the original builder.

## **Utility Room**

9'2" x 5'3" (2.81m x 1.62m)

Window to the side elevation providing natural light. Fitted with a range of wall and base units, the room also benefits from plumbing for a washing machine, tiled flooring, and a radiator.

## **First Floor**

### **Landing**

Spacious split level landing with stripped doors and radiator. Two separate storage rooms measuring 2.2m x 1.67m and 2.83m x 2.09m, the second with floor to ceiling storage cupboards. Doors lead to:

### **Bedroom One**

14'2" x 16'8" max (4.34m x 5.1m max)

Bay window to the rear, radiator, picture rails, loft access, large walk-in storage cupboard (2.71m x 1.52m) and door to:

### **Ensuite**

8'10" x 9'2" (2.7m x 2.8m)

Sumptuous ensuite with window to the rear, low level WC, pedestal wash hand basin, roll-top bath, double walk-in shower cubicle, heated towel rail, tiled walls.

### **Bedroom Two**

13'5" x 13'0" (4.09m x 3.98m)

Bay window to the front, two radiators, window seat, picture rails, and storage cupboard which connects to Bedroom Three, offering potential to create a Jack and Jill ensuite.

### **Bedroom Three**

17'1" x 12'5" (5.23m x 3.8m)

Window to the front and additional windows to the rear, two radiators, storage cupboard with sliding doors.

### **Bedroom Four**

12'2" x 11'11" max (3.71m x 3.64m max)

Window to the side, radiator, cast iron fireplace, picture rails.

## **Bathroom**

7'3" x 5'11" (2.23m x 1.82m )

Window to the side, white suite with mounted wash hand basin, low level WC, heated towel rail, side panel bath with mixer tap and shower attachment, fully tiled walls and floor.

## **Second Floor**

**Landing**

Roof light and storage unit.

**Bedroom Five**

16'9" x 10'0" (5.12m x 3.05m)

Window to the rear, radiator, eaves storage cupboard, cast iron fireplace, wash hand basin. Ideal as a home office or teenager's retreat.

**Externally****Front Garden**

Low maintenance garden bordered by mature hedging, providing off road parking and access to the garage.

**Garage**

17'5" x 12'5" (5.32m x 3.81m)

Double doors to front, power and light connected, door leading to rear garden.

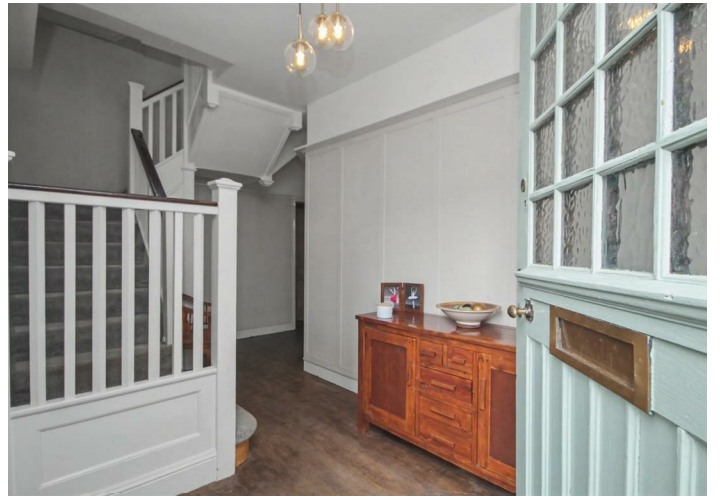
**Rear Garden**

Large, private, fully enclosed garden with seating areas, mainly laid to lawn, well stocked with flowers and shrubs. Outside tap, hardstanding area with storage sheds, gated side access providing pedestrian access to the front, and a feature stone recovered from Northampton Castle.

**Agents Notes**

West Northamptonshire Council

Council Tax Band: F



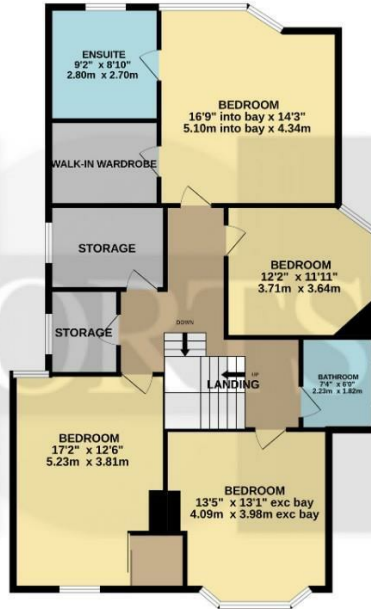
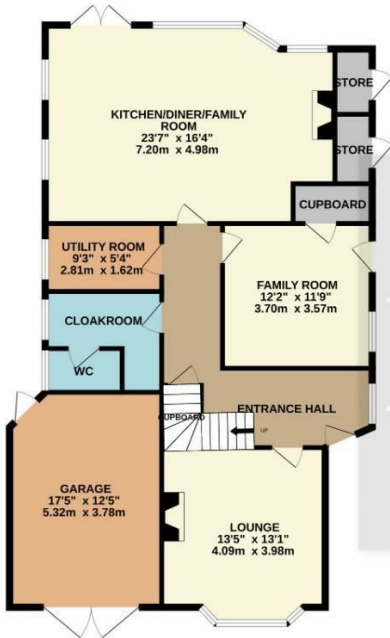




GROUND FLOOR  
1238 sq.ft. (115.0 sq.m.) approx.

FIRST FLOOR  
1200 sq.ft. (111.5 sq.m.) approx.

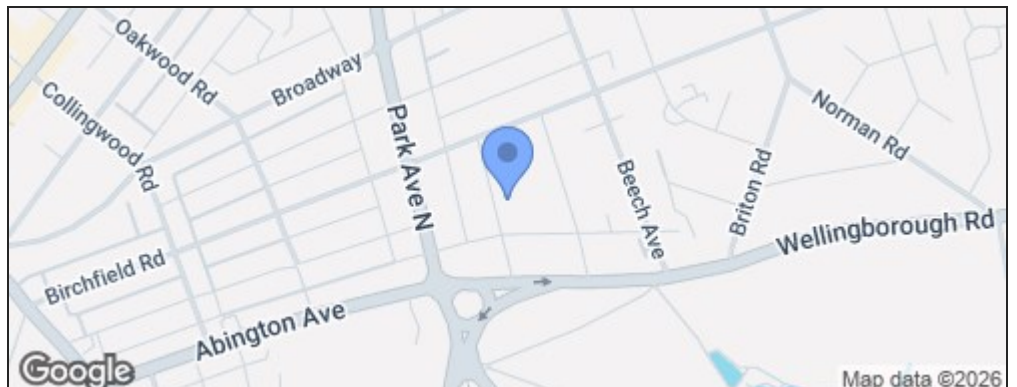
1ST FLOOR  
202 sq.ft. (18.8 sq.m.) approx.



TOTAL FLOOR AREA : 2640 sq.ft. (245.3 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>76</b>



### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.