



**Cherry Hill**  
Old, Northampton

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



---

## Cherry Hill

Old, Northampton, NN6 9EN

TOTAL AREA: APPROX. 214.71 SQ. METRES (2311.1 SQ. FEET)

**A STYLISH AND BEAUTIFULLY PRESENTED FIVE BEDROOM FAMILY HOME SITUATED ON THIS EXCLUSIVE AND ESTABLISHED DEVELOPMENT ON THE EDGE OF THE VILLAGE.**

---

### GROUND FLOOR

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

---

### OUTSIDE

- FRONT GARDEN
- REAR GARDEN
- DOUBLE GARAGE

---

### FIRST FLOOR

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

---

**Guide Price £650,000 Freehold**





---

## THE PROPERTY

Old sits between Northampton, Kettering and Market Harborough and has a pub, community centre, village hall, recreation ground, cricket ground and Church. One mile away is Walgrave where there is a pre-school, primary school and store. Pitsford Reservoir is just two miles away and offers sailing, fishing and walks.

The property has a porch with coat / boot cupboard that leads to large hallway with space for furniture, cloakroom, sitting room with a feature fireplace and double doors to the garden, dining room (currently used as a family room) and study. The kitchen / dining room has double doors to the garden, granite work tops and a comprehensive range of built in appliances and there is a utility room.

Upstairs, bedrooms one and two has en-suite shower rooms and there are three further bedrooms and a family bathroom.

Outside, there is a good size driveway that accommodates five cars, double garage and a lovely established walled rear garden plus a courtyard area.

EPC Rating C. Council Tax Band G.





## LOCATION

The rural village of Old has an active community of all ages supported through its parish church, local pub/restaurant, playing field and village hall. Though enjoying a countryside setting it is also well placed for transportation links with a variety of main roads nearby including A43, A508 and A14 the latter of which links to both the M1 and M6 at Catthorpe interchange. A regular bus service between Northampton (10 miles) and Kettering (6.6 miles) operates through the village and allows residents to access the larger services, shopping facilities and mainline train services offered by these two towns. Further local amenities and services including primary school and doctor's surgery can be found in the neighbouring villages of Walgrave (1.3 miles) and Brixworth (3.5 miles) between which lies the tip of Pitsford Reservoir which has a designated nature reserve, country park and café and offers sailing, fishing and walking facilities.



## IMPORTANT NOTICE

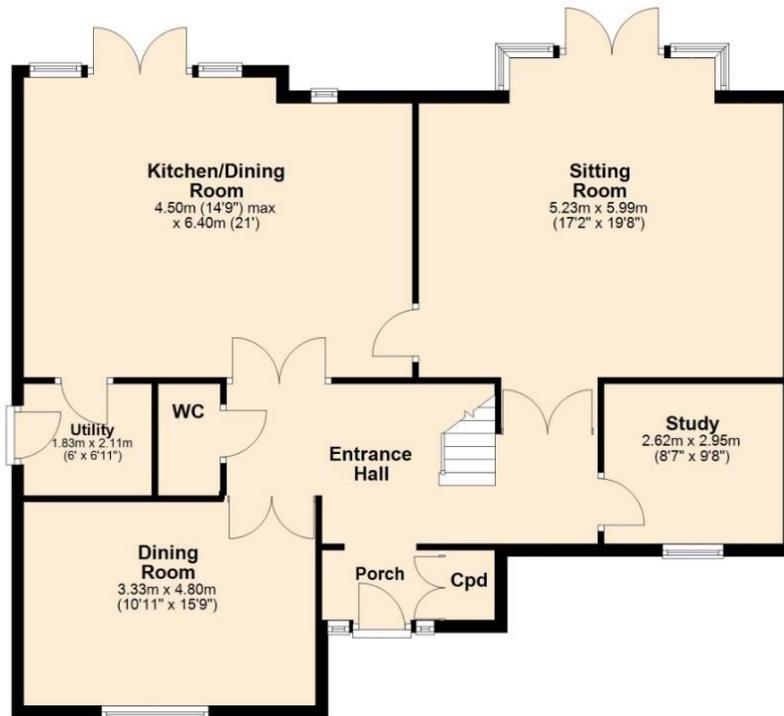
Important Notice - 1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the 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.



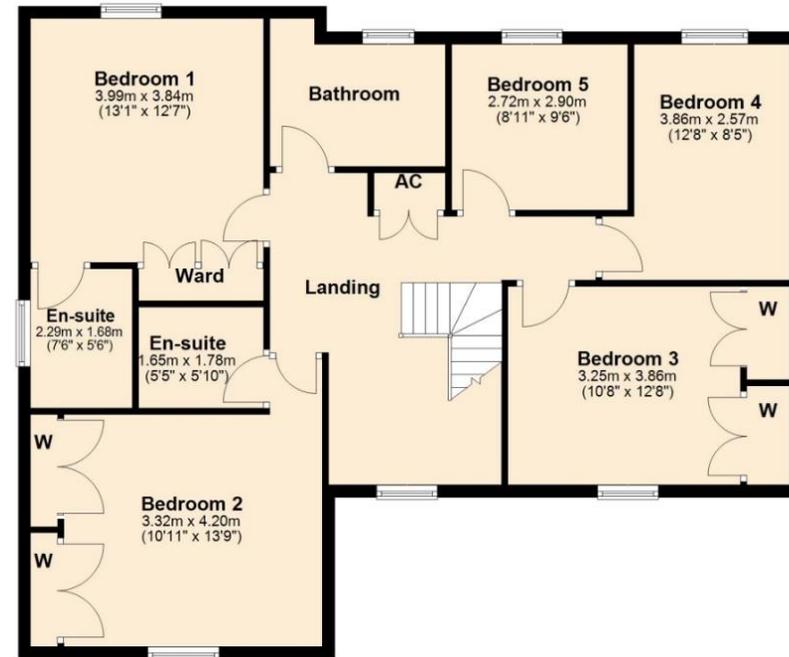
# FLOORPLAN

TOTAL AREA: APPROX. 214.71 SQ. METRES (2311.1 SQ. FEET)

### Ground Floor



### First Floor





01604 624900

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

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

[f](#) [@jacksongrundyestateagents](#)

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