



The Orchards
Ravensthorpe, Northampton





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Ravensthorpe, Northampton, NN6 8EF

TOTAL AREA: APPROX. 177.2 SQ. METRES (1907.1 SQ. FEET)

TUCKED AWAY ON A QUIET CUL-DE-SAC IN THE HIGHLY SOUGHT-AFTER VILLAGE OF RAVENSTHORPE, THIS WELL PRESENTED FIVE BEDROOM DETACHED FAMILY HOME OCCUPIES A WRAPAROUND PLOT WITH A PRIVATE REAR GARDEN.

GROUND FLOOR

- PORCH
- HALLWAY
- CLOAKROOM
- LIVING ROOM
- SNUG/STUDY ROOM
- KITCHEN
- DINING ROOM
- UTILITY ROOM

OUTSIDE

- FRONT GARDEN
- DOUBLE GARAGE
- REAR GARDEN

FIRST FLOOR

- LANDING
- BEDROOM ONE
- EN-SUITE
- BEDROOM TWO
- BEDROOM THREE
- BEDROOM FOUR
- BEDROOM FIVE
- BATHROOM

£550,000 Freehold





THE PROPERTY

The entrance porch leads to a cloakroom and welcoming hallway. The dual aspect living room is spacious and bright, featuring a fireplace and patio doors opening onto the garden, while the dining room also enjoys patio doors providing seamless indoor-outdoor living. A separate snug/study offers flexible accommodation, complemented by a fitted kitchen with access to a useful utility room.

To the first floor, the main bedroom benefits from built-in wardrobes and an en-suite shower room. There are four further well proportioned bedrooms, along with a family bathroom.

Externally, the front garden wraps around the property and is mainly laid to lawn with an abundance of mature planted borders. A large block paved driveway provides ample off road parking and leads to a double garage. The private, south facing rear garden is predominantly laid to lawn and features two patio areas, with established plants, shrubs and trees creating excellent green screening.

Additional benefits include updated uPVC double glazing and a loft room with Velux windows, offering potential for conversion subject to the necessary consents.

EPC Rating: E. Council Tax Band: G.

MARKETING

Benefitting from support across 10 countywide branches, ensuring comprehensive coverage and local expertise. Wherever you are, our network is there to assist you in achieving your property goals. Including major sites such as Rightmove, Zoopla, On The Market, and PrimeLocation. your property deserves the spotlight, and we ensure it gets noticed by the right audience.





MATERIAL INFORMATION

Type	Detached
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band G
EPC Rating	E
Electricity Supply	Mains
Gas Supply	Mains
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Gas Central Heating
Parking	Parking, Driveway, Double Garage
EV Charging	Ask Agent
Accessibility	Ask Agent
Flood Risks	Has not flooded in the last 5 years
Mining Risks	Ask Agent
Restrictions	Ask Agent
Obligations	Ask Agent
Rights and Easements	Ask Agent

LOCATION

Ravensthorpe village lies midway between the towns of Northampton and Rugby. Accessed via the A428, the village is just 6 miles east of M1 J18 and has its own shop/post office, public house, playing field, pocket park and woodland. The civil parish includes the neighbouring hamlet of Coton, which is home to Coton Manor Gardens, a 17th Century Northamptonshire stone manor with ten acres of beautiful gardens, plant nursery, café, bluebell woods and wildflower meadow. Ravensthorpe also has a reservoir which was constructed towards the end of the 19th Century and remains the major feature of the village's landscape. Education is provided at either Guilsborough or East Haddon primary schools, both of which then feed into Guilsborough secondary school just 2 miles away. In relation to public transport, a bus service operates to Northampton and Rugby via Long Buckby where the nearest mainline train station to London Euston and Birmingham New Street is located.

IMPORTANT NOTICE

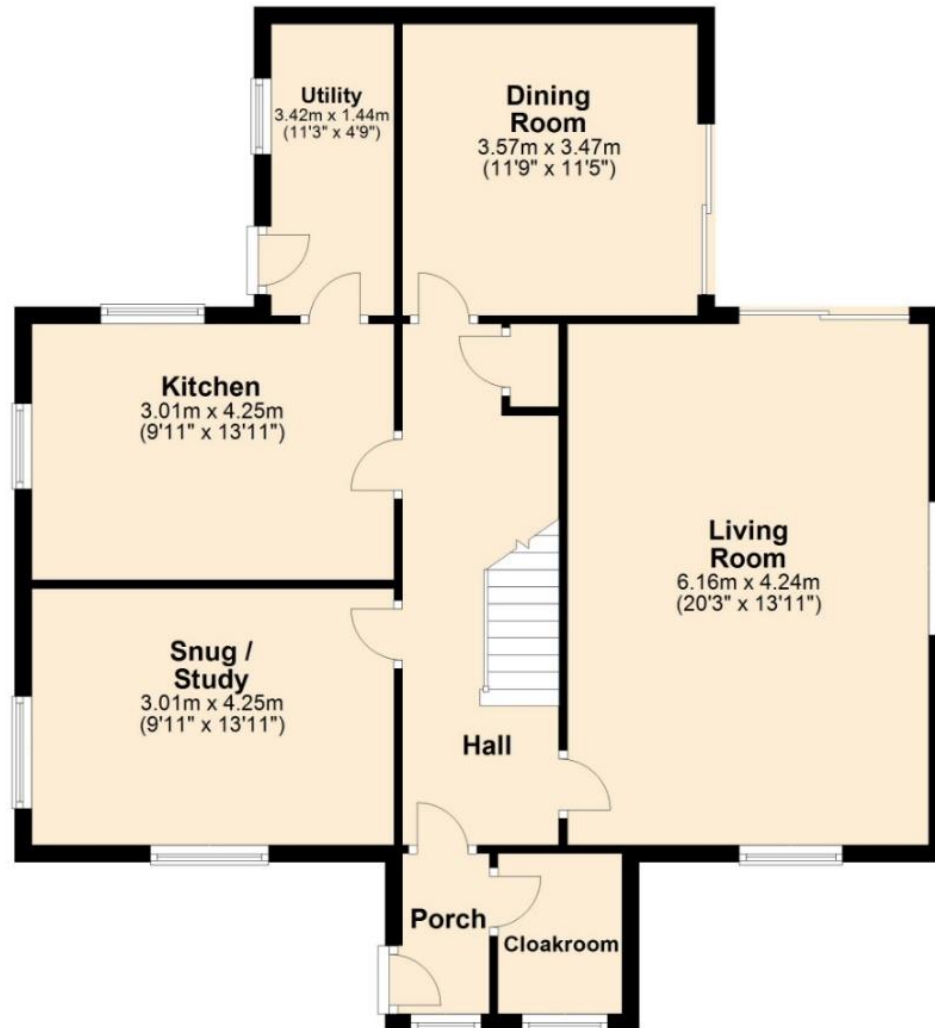
Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

FLOORPLAN

TOTAL AREA: APPROX. 177.2 SQ. METRES (1907.1 SQ. FEET)

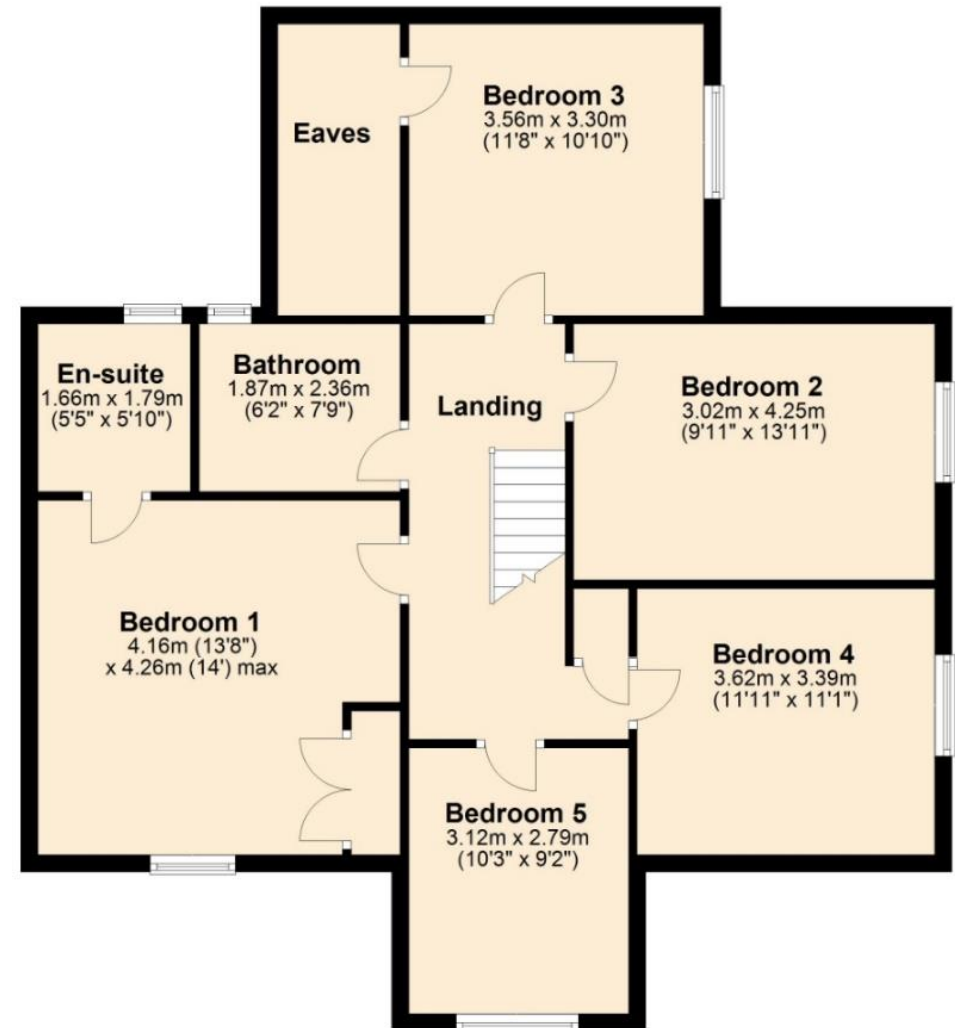
Ground Floor

Approx. 87.9 sq. metres (946.2 sq. feet)



First Floor

Approx. 89.3 sq. metres (960.9 sq. feet)





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