



High Street
Ravensthorpe, Northampton

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



High Street

Ravensthorpe, Northampton, NN6 8EH

TOTAL AREA: APPROX. 192.7 SQ. METRES (2075 SQ. FEET)

A HIGHLY ADAPTABLE AND BEAUTIFULLY PRESENTED PERIOD PROPERTY SET WITHIN APPROXIMATELY ONE ACRE OF GROUNDS, ENJOYING COUNTRYSIDE VIEWS AND BENEFITING FROM SUBSTANTIAL OUTBUILDINGS OF APPROXIMATELY 1096 SQ FT.

GROUND FLOOR

- PORCH
- HALL
- SNUG
- SITTING ROOM
- KITCHEN / DINING ROOM
- UTILITY ROOM
- WC
- LIVING ROOM
- CONSERVATORY
- HALL
- OFFICE
- BEDROOM FOUR
- BATHROOM

FIRST FLOOR

- LANDING
- BEDROOM ONE
- BEDROOM TWO
- BEDROOM THREE
- BATHROOM

OUTSIDE

- DRIVEWAY
- GAMES ROOM
- BARN
- GARAGE
- GARAGE LOFT ROOM
- REAR GARDEN

£950,000 Freehold





THE PROPERTY

The property is entered via a welcoming entrance hall with space for furniture and a coat cupboard, leading to an inner hall with stairs rising to the first floor. The sitting room features a log burner and French doors opening onto the garden. There is also a cosy snug, also with a log burner, built-in cabinets and shelving.

The kitchen/dining room is fitted with an AGA, granite worktops and a Belfast sink, with an integrated dishwasher and space for a large fridge/freezer. A utility room, fitted to the same standard, leads to a cloakroom, both benefiting from direct access to the garden.

The former annexe has its own private entrance and hallway if required. It comprises a living room, conservatory from which the views can be admired, study (formerly the kitchen), bedroom and bathroom. This accommodation works equally well as part of the main house or separately if required.

On the first floor of the main house, the principal bedroom has built in wardrobes and enjoys stunning views across the garden and surrounding countryside. Bedroom two is a double, while bedroom three is also a comfortable double with built in wardrobe and cupboards. There is also the main family bathroom.

Outside, to the front, a gravel driveway provides parking and turning space for several vehicles. The barn is divided into two large rooms with double doors opening onto the driveway, and there is also a garage with a storage room above. A brick built store provides additional storage.

To the rear, a paved terrace overlooks the garden, pond and countryside beyond, with further seating areas positioned to enjoy the sun from dawn until dusk. The lawn is bordered and interspersed with established trees, and to the side of the property there is a vegetable garden and greenhouse.

EPC Exempt. Council Tax Band F.





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 - 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

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