



**Staffords Lane**  
West Haddon, Northampton

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



SMILE  
SING  
DANCE  
LIVE  
DREAM  
CHERISH  
GIVE  
PLAY  
LOVE



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## Staffords Lane

West Haddon, Northampton, NN6 7AT

TOTAL AREA: APPROX. 228.91 SQ. METRES (2464 SQ. FEET)

**THIS EXTENDED AND SIGNIFICANTLY ENHANCED SIX BEDROOM DETACHED PERIOD HOME OFFERS EXCEPTIONAL FAMILY ACCOMMODATION, IDEALLY POSITIONED ON A CHARMING AND PEACEFUL NO THROUGH LANE WHILE REMAINING JUST A SHORT STROLL FROM LOCAL VILLAGE AMENITIES.**

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### GROUND FLOOR

- ENTRANCE HALL
- CLOAKROOM
- SITTING ROOM
- FAMILY ROOM
- KITCHEN/BREAKFAST/DINING ROOM
- UTILITY ROOM

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### FIRST FLOOR

- LANDING
- BEDROOM ONE
- EN-SUITE
- BEDROOM TWO
- STUDY / BEDROOM SEVEN
- BEDROOM THREE
- BEDROOM FOUR
- BEDROOM FIVE
- BEDROOM SIX
- BATHROOM
- SHOWER ROOM

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### OUTSIDE

- PARKING
- GARDENS

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**£695,000 Freehold**





## THE PROPERTY

Upon entering, a welcoming porch provides a practical coat and boot cupboard, leading into a spacious entrance hall with stairs rising to the first floor and ample room for furniture. A convenient cloakroom is also accessed from here.

The sitting room is a warm and inviting space, featuring a charming log burner and doors opening directly onto the garden. A separate family room provides further versatility, complete with an open fireplace.

At the heart of the home lies an impressive, generously proportioned kitchen/breakfast/dining room - a true focal point for modern family living and entertaining. This stunning space features a central island with breakfast bar, integrated fridge, freezer, and dishwasher, a range oven, quartz worktops, and a classic Belfast sink. There is abundant space for dining and relaxed seating, complemented by doors leading out to the garden and a gas fired log burner for added comfort. A separate utility room offers space for laundry appliances and additional access to the garden.



Upstairs, the sense of space continues with high semi vaulted ceilings across the landing and all bedrooms. The principal bedroom benefits from built in wardrobes and an en-suite shower room. Bedroom two is particularly versatile, featuring an adjoining room that could serve as a seventh bedroom, dressing room, or study, with independent access. Bedrooms two and three share a well appointed shower room, while three further bedrooms are served by a family bathroom.

Externally, the property is equally impressive. A gravel driveway provides ample off-road parking alongside the house and garage. There is also a covered parking area with an electric door and EV charging point.

The south facing rear garden is beautifully landscaped, offering a large paved patio, decking area, lawn, and an array of established trees, shrubs, and flowering plants - perfect for outdoor entertaining and family enjoyment.

Additional benefits include uPVC double glazing and radiator heating throughout.

EPC Rating TBC. Council Tax Band G.



## LOCATION

West Haddon is bypassed by the A428 to the north of the village which in turn connects to M1 J18 just 3 miles away. The village has a Grade I listed church and three watering holes, the 18th Century Sheaf Inn, The Pytchley Hotel and The Crown Inn, as well as numerous sports facilities including a cricket pitch and pavilion, tennis court, two large playing fields and a bowls lawn in the middle of the village green. The village has its own primary school feeding to the nearest secondary school in Guilsborough, just 3 miles away, which also has a doctor's surgery, shop, public house, and fire station. Long Buckby, which is three miles away in the opposite direction, offers a library, small supermarkets and mainline train station with services to London Euston and Birmingham New Street. A public bus service also operates to Rugby, Daventry and Northampton, though for those who want to stay local there are numerous clubs, societies and organisations with regular activities to choose from and links to countryside paths including the Jurassic Way.



## 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. 228.91 SQ. METRES (2464 SQ. FEET)



**Approximate total area<sup>(1)</sup>**

2464 ft<sup>2</sup>

228.7 m<sup>2</sup>

**Reduced headroom**

24 ft<sup>2</sup>

2.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360





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