



**Church Street**  
Moulton, Northampton









---

## Church Street

Moulton, Northampton, NN3 7SP

TOTAL AREA: APPROX. 172.99 SQ. METRES (1862 SQ. FEET)

**CENTRALLY LOCATED WITHIN MOULTON YET ON A UNIQUELY ELEVATED PRIVATE AND QUIET PLOT WITH VIEWS ONTO THE CHURCH IS BARMORE, A DECEPTIVE FOUR BEDROOM DETACHED FAMILY HOME.**

---

### GROUND FLOOR

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

---

### OUTSIDE

- FRONT GARDEN
- REAR GARDEN

---

### FIRST FLOOR

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

---

**£580,000 Freehold**





## THE PROPERTY

The ground floor has been extended and offers great space with its separate study, cloakroom, large sitting room with bay window and French doors onto a secluded sun terrace. Double doors lead into the dining room beyond which is the conservatory and modern kitchen / breakfast room. The kitchen is fitted with oak units and has a freestanding range cooker, dishwasher, fitted quartz topped breakfast bar and a door leading to a large utility room.

Upstairs has also been extended and has four bedrooms, the principal bedroom has a dressing area at the entrance with fitted wardrobes and a large window which overlooks the front with Church views. There is also an en-suite shower room. Bedroom two is a large dual aspect room with fitted wardrobes, bedroom three is another double also with fitted wardrobes and the fourth bedroom is a generous single. The family bathroom has a four piece suite including a separate shower and freestanding bath.

Outside to the front is a driveway for two cars beyond which is a single garage and steps that lead you to a private lawned garden looking straight onto the Church. To the rear is a southerly facing and landscaped garden with paved patio, lawned areas and open summer house. To the side is a secluded paved patio with stunning Church views.

EPC Rating TBC. Council Tax Band F.





## 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 F
EPC Rating	Ask Agent
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	Off-street
EV Charging	Ask Agent
Accessibility	Ask Agent
Coastal Erosion Risk	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

Moulton is an expanding large village 4 miles north of Northampton with an eclectic mix of properties ranging from stone built cottages on narrow winding lanes to modern developments. Services and amenities are also diverse and include primary and secondary schools, an agricultural college which incorporates an animal therapy centre, church, Methodist chapel, theatre, doctors surgery, chemist, supermarket, general stores, post office, petrol station, public houses, a charming art gallery with coffee house and Community Centre with library and café. Supporting a variety of community groups, Moulton also has numerous sporting clubs operating from Moulton Sports Complex and Village Hall. With Moulton Park Industrial Estate bordering the south west edge of the village, main road access is well catered for by the A43 and A45 ring roads, which link to A14 (M6) and M1 J15 respectively, and mainline rail access from Northampton to London Euston and Birmingham New Street.

## IMPORTANT NOTICE

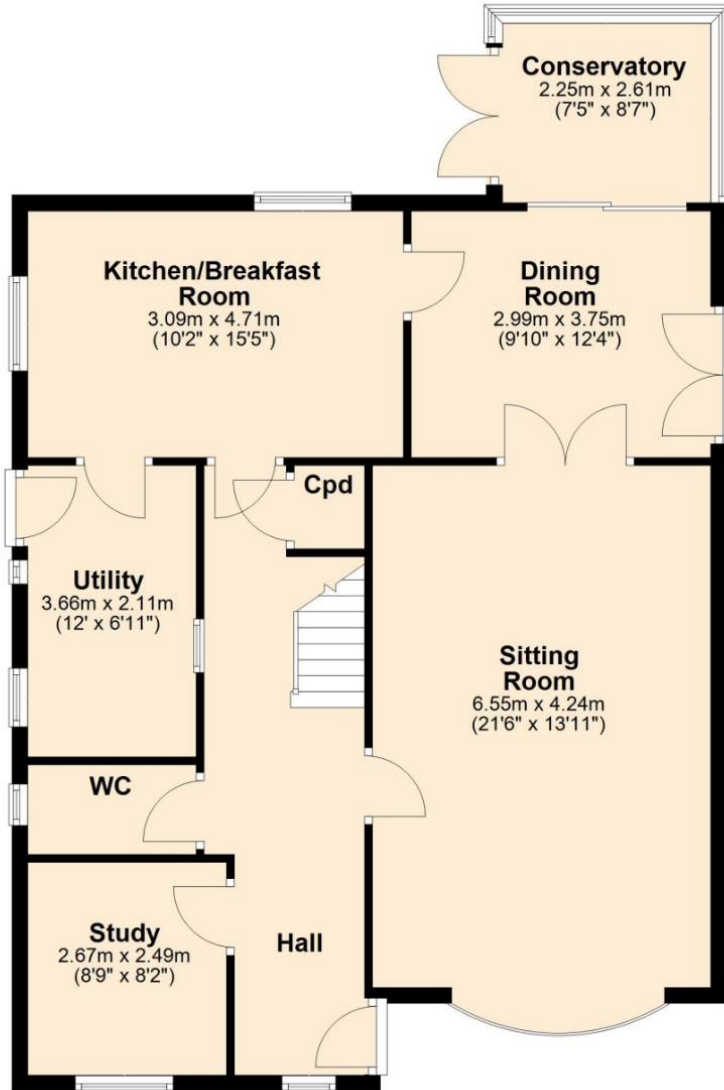
Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements,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



TOTAL AREA: APPROX. 172.99 SQ. METRES (1862 SQ. FEET)

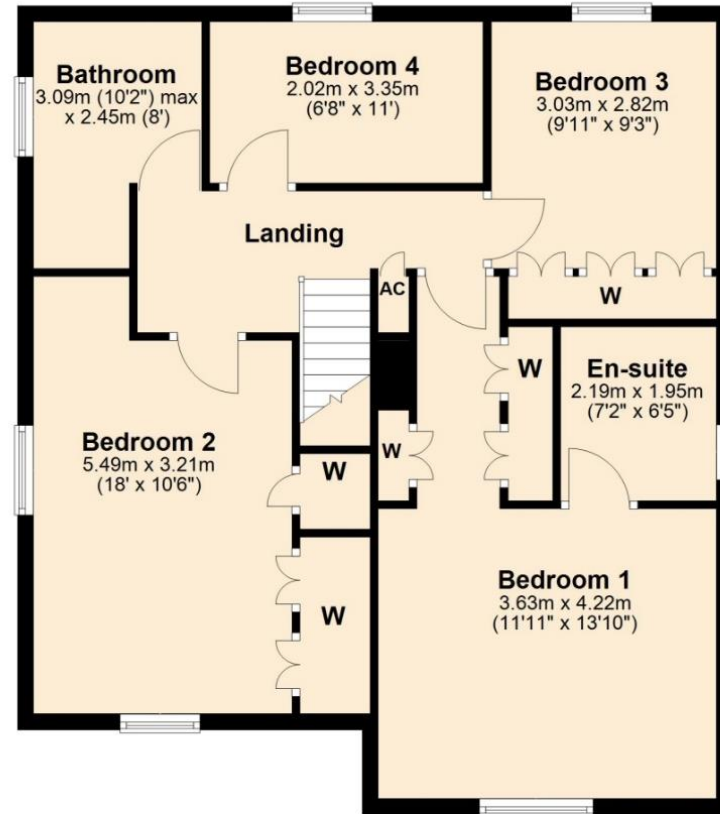
## Ground Floor

Approx. 94.1 sq. metres (1013.4 sq. feet)



### First Floor

Approx. 78.8 sq. metres (848.6 sq. feet)







☎ 01604 624900

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

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

📘 @jacksongrundyestateagents

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