



High Street
Ravensthorpe, Northampton

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



High Street

Ravensthorpe, Northampton, NN6 8EH

TOTAL AREA: APPROX. 152.47 SQ. METRES (1641.2 SQ. FEET)

AN INDIVIDUAL FOUR BEDROOM DETACHED VILLAGE PROPERTY WITH ADAPTABLE ACCOMMODATION AND BEAUTIFUL ROLLING COUNTRYSIDE VIEWS TO THE REAR.

GROUND FLOOR

- ENTRANCE HALL
- KITCHEN
- BREAKFAST AREA
- REAR HALL
- SITTING ROOM
- STUDY AREA
- GARDEN ROOM
- BEDROOM ONE
- BEDROOM TWO
- SHOWER ROOM

OUTSIDE

- FRONT GARDEN
- REAR GARDEN
- OUTBUILDING
- STORE

FIRST FLOOR LANDING

- BEDROOM THREE
- BEDROOM FOUR
- SHOWER ROOM

£599,000 Freehold





THE PROPERTY

Situated just a short walk from Ravensthorpe reservoir and Coton Manor Gardens, this peaceful village is also within the Guilsborough School Catchment area.

On the ground floor there is a good sized hall with space for furniture, large sitting room with doors leading to the rear garden, study area, kitchen / breakfast room, rear hall and a garden room with double doors and full height windows from where the garden and countryside views beyond can be enjoyed. That leaves two double bedrooms and a shower room allowing ground floor living if required.

On the first floor there are two further double bedrooms with built in wardrobes both with stunning views and a shower room.

Outside, to the front there is a large gravel driveway for several vehicles comfortably in front of and to the side of the property including space for a motorhome.

To the rear, there are south facing upper and lower paved seating areas creating superb entertaining spaces that benefit from the lovely views. There is also a lawn and established borders.

The former garage has been converted to a room that works well as an office, gym, studio or workshop. It has a vaulted ceiling and beams. Adjoining this is a secure store room.

The property has uPVC double glazing, radiator heating and is offered with no onward chain.

EPC Rating E. Council Tax Band D.



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	Ask Agent
EPC Rating	E
Electricity Supply	Mains
Gas Supply	No Gas
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Oil Heating
Parking	Ask Agent
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

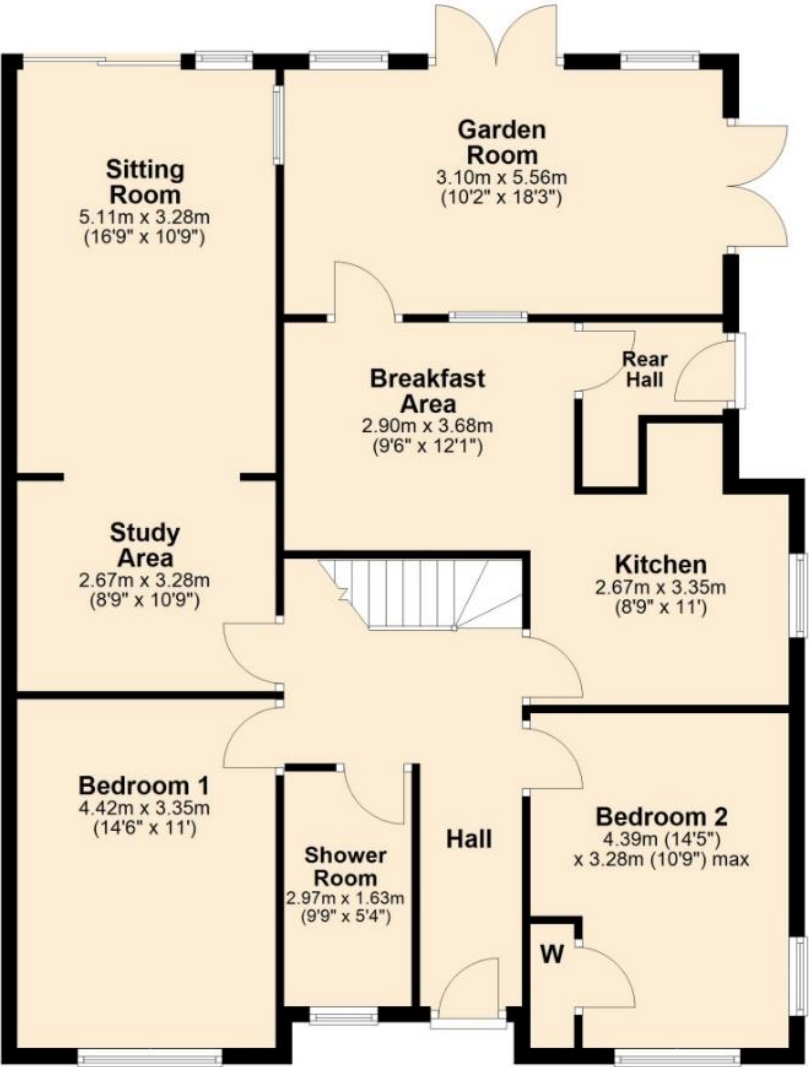
Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements,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

FLOORPLAN

TOTAL AREA: APPROX. 152.47 SQ. METRES (1641.2 SQ. FEET)

Ground Floor

Approx. 112.3 sq. metres (1208.3 sq. feet)



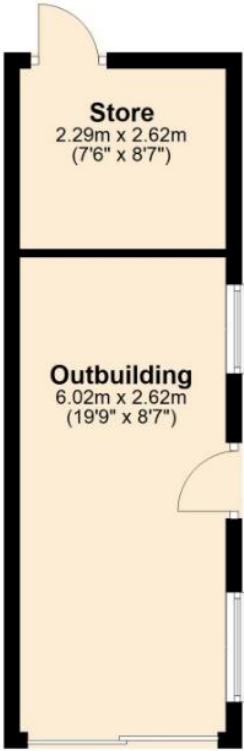
First Floor

Approx. 40.2 sq. metres (432.9 sq. feet)



Outbuilding

Approx. 22.0 sq. metres (236.7 sq. feet)





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