



Sywell Road
Overstone, Northampton





Sywell Road

Overstone, Northampton, NN6 0GN

TOTAL AREA: APPROX. 151.99 SQ. METRES (1636 SQ. FEET)

LOCATED WITHIN THIS EVER POPULAR AND GROWING AREA OF OVERSTONE IS THIS BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME WAS BUILT BY DAVID WILSON IN 2023.

GROUND FLOOR

- ENTRANCE HALL
- CLOAKROOM
- STUDY
- SITTING ROOM
- KITCHEN / DINING / FAMILY ROOM
- UTILITY ROOM
- PLAY ROOM

OUTSIDE

- FRONT GARDEN
- REAR GARDEN
- DOUBLE GARAGE

FIRST FLOOR

- GALLERIED LANDING
- BEDROOM ONE
- DRESSING AREA
- EN-SUITE
- BEDROOM TWO
- EN-SUITE
- BEDROOM THREE
- BEDROOM FOUR
- BATHROOM

£599,995 Freehold





THE PROPERTY

When entering the property through the wide storm porch you are welcomed by a large entrance hall with doors leading to all rooms and stairs rising to a fantastic galleried landing.

To the ground floor you'll find a modern and stylish cloakroom, an all important separate study, a play room/dining room, an inviting sitting room with views onto the rear garden and a well appointed kitchen dining family room. This bright and airy room boasts a navy kitchen with stunning quartz worktops, fitted double oven, gas hob with extractor hood over, fridge / freezer, dishwasher and wine fridge. There is also room for a family dining table and sofas within the bay which then opens onto the garden making this a great social and family friendly space. Off the kitchen is a practical utility room again with quartz worktops, space for white goods and a door to the driveway.



Upstairs off the statement galleried landing is a large principal suite with bedroom space, air conditioning, dressing area with mirrored fitted wardrobes and a large four piece en-suite bathroom. Across the landing is the second bedroom with fitted wardrobes and another en-suite shower room. The additional two bedrooms are also generous in size and have use of the modern four piece family bathroom.

Outside to the front is a double width driveway offering off road parking for up to four vehicles that leads toward a double detached garden. The rear garden is a fantastic size, southerly facing and very private with a large lawned area and a tiled patio area that sits under a wooden pergola. There are various double and single socket points as well as a remote controlled four zone outdoor lighting system.

EPC Rating B. Council Tax Band F.



LOCATION

Welcome to Beaufort Row, the first phase of The Farmstead development in Overstone, a peaceful village around 6 miles north east of Northampton. Schooling is a real highlight. The property sits within the catchment for Overstone Gate Primary School, a brand new primary that opened in September 2025 and is part of Wootton Park Academy Trust, whose flagship school, Wootton Park School, is rated Outstanding by Ofsted. It also falls within the catchment for Overstone Primary, which is known for its strong extracurricular offering. For secondary education, Northampton School in Moulton, part of the highly regarded NSB Trust, is close by, and the wider Moulton area is less than 2 miles to the west. Moulton also gives residents a fuel station, grocery store, library, GP surgery and pharmacy. Beyond the schools, Overstone is set largely along a single main road and covers about 644 hectares. It is home to Overstone Park Resort and Golf Club, a Scandinavian style village with tennis, a gym, hotel and conference facilities, plus an 18 hole, par 72 golf course. For drivers, the A43 gives easy access to the A14, which links onto the M1 and M6. A regular bus service connects Overstone with Moulton and Kettering via nearby villages. Northampton station offers mainline services to London Euston and Birmingham New Street, and Wellingborough station, around 10 miles to the east, runs services to London St Pancras and Nottingham.



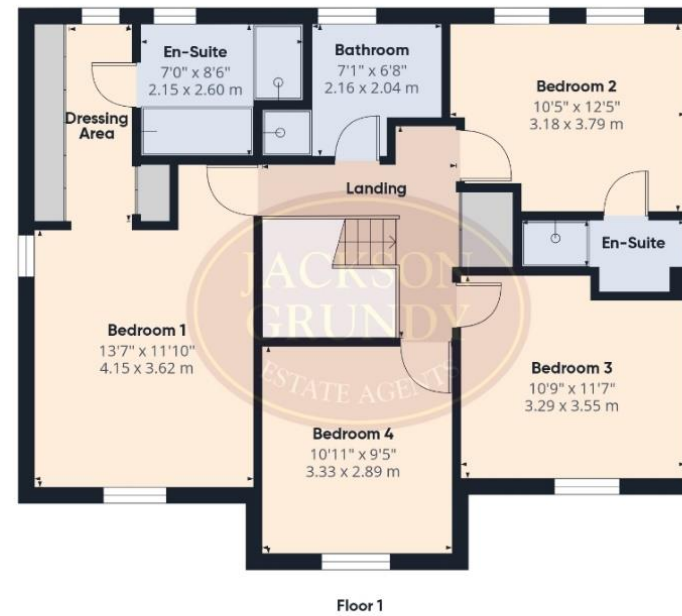
IMPORTANT NOTICE

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. 151.99 SQ. METRES (1636 SQ. FEET)



Approximate total area⁽¹⁾
1636 ft²
151.8 m²

(1) Excluding balconies and terraces

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

GIRAFFE 360



☎ 01604 624900

✉ thevillageagency@jacksongrundy.co.uk

🌐 www.jackson-grundy.com

📘 📷 [@jacksongrundyestateagents](https://www.instagram.com/jacksongrundyestateagents)

JACKSON GRUNDY | *The Village Agency*