



Home Acre

Little Houghton, Northampton

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



Home Acre

Little Houghton, Northampton, NN7 1AG

TOTAL AREA: APPROX. 185.81 SQ. METRES (2000 SQ. FEET)

SAFFRON COTTAGE OFFERS A BEAUTIFUL BLEND OF MODERN LIVING AND CHARACTER, FEATURING AN ATTRACTIVE IRONSTONE EXTERIOR, CURVED WINDOWS, AND STYLISH CONTEMPORARY INTERIORS. IT IS IDEALLY SITUATED IN THE PRESTIGIOUS VILLAGE OF LITTLE HOUGHTON, CONVENIENTLY LOCATED JUST SOUTH OF NORTHAMPTON.

GROUND FLOOR

- ENTRANCE HALL
- CLOAKROOM
- LIVING ROOM
- KITCHEN / DINING / FAMILY ROOM
- UTILITY ROOM
- BEDROOM FOUR / STUDY
- BATHROOM

OUTSIDE

- FRONT GARDEN
- DOUBLE GARAGE
- REAR GARDEN

FIRST FLOOR

- LANDING
- PRINCIPAL BEDROOM
- EN-SUITE
- BEDROOM TWO
- BEDROOM THREE
- SHOWER ROOM

£850,000 Freehold





THE PROPERTY

Stepping through the impressive front door, you are welcomed into a striking entrance hall filled with light and space, enhanced by a high vaulted ceiling, a galleried landing above, and glazed doors leading to the principal living areas. To the right, the elegant living room enjoys a charming curved window to the front, a large fireplace with ironstone surround, and French doors opening onto the rear garden.

Glazed double doors lead through to the outstanding kitchen/family room, which has been remodelled and extended by the current owners to create a stunning open plan space. The kitchen features a large central island with seating area, two-tone cabinetry, quartz worktops, a range cooker with pot filler tap, Belfast sink, wine chiller, coffee station, and integrated appliances. The room also incorporates a dining area with a mirrored feature wall and a comfortable family area with bifold doors opening onto the garden.

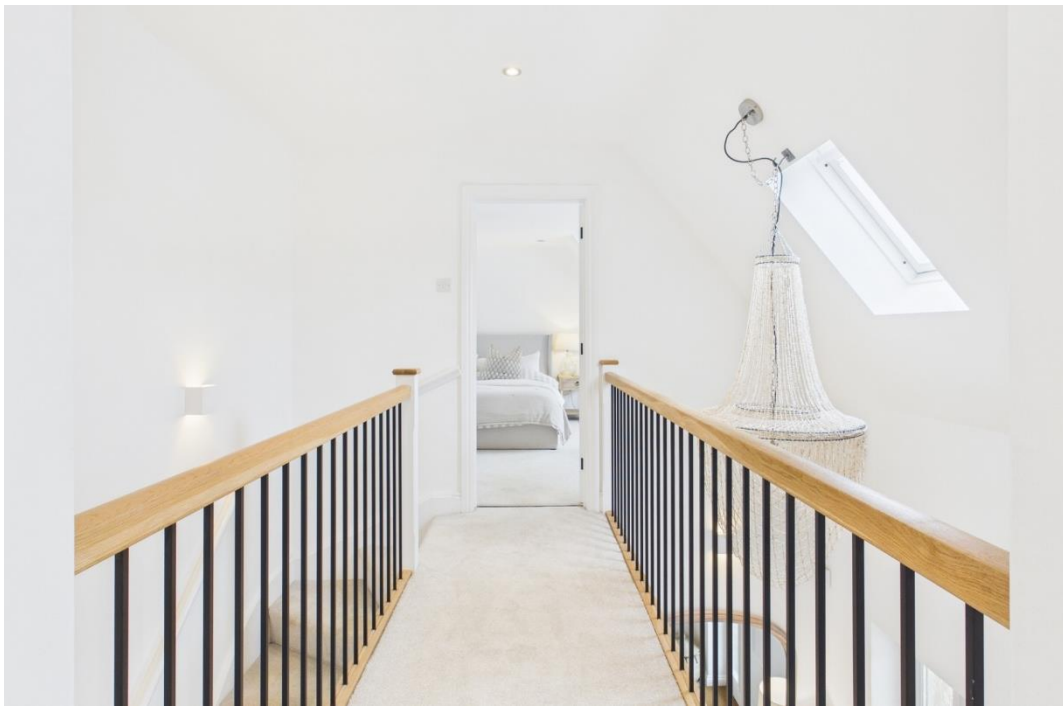
Returning to the hallway, there is a cloakroom, a utility room finished to the same high standard as the kitchen with ample storage, a study/bedroom four, and a beautifully appointed bathroom with freestanding bath and separate shower.

Upstairs, the impressive principal suite offers generous floor space, fitted wardrobes, and a charming curved window to the front. The en-suite features panelled walls and a walk in shower. Across the galleried landing, an enclosed hallway with fitted wardrobes leads to two further double bedrooms, served by a stylish shower room with walk in shower and elegant gold accents.

Externally, the front of the property provides a large driveway laid with Cotswold stone, well stocked planted borders, and a detached stone built double garage. The rear garden offers a high degree of privacy and is ideal for enjoying the afternoon and evening sun, with a large paved patio leading to a lawned garden with established borders. At the far end, a secluded gravelled seating area is beautifully framed by mature planting and trees.

EPC Rating D. Council Tax Band G.





LOCATION

Little Houghton has been occupied since prehistoric times with stone hand-axes, flint tools and arrowheads unearthed within the parish. Unfortunately two fires, in 1333 and 1780, destroyed most of the village leaving a legend that this is the cause of the reddened stones still seen in cottage walls here. Located 2 miles south of Northampton just off the A428 Bedford Road (which also separates it from Great Houghton), the village has a public house/restaurant, shop/post office and its own primary school. Other nearby facilities include hotels, pub/restaurants, large supermarkets and Delapre public golf course which has both 18 and 9 hole courses as well as a driving range and equipment shop. For commuters, M1 junction 15 is only 6 miles away and for public transport a daily bus services (excluding Sunday) runs to Northampton where the station offers mainline services to both Birmingham New Street and London Euston.



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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