



Manor Park

Nether Heyford, Northampton

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



Manor Park

Nether Heyford, Northampton, NN7 3NN

TOTAL AREA: APPROX. 146.23 SQ. METRES (1574 SQ. FEET)

AN INDIVIDUAL FOUR BEDROOM DETACHED HOME WITH A REMARKABLE HALF AN ACRE GARDEN.

OCCUPYING A GENEROUS AND ENVIABLE POSITION WITHIN A PEACEFUL CUL-DE-SAC, THIS INDIVIDUAL FOUR BEDROOM DETACHED RESIDENCE OFFERS AN APPEALING COMBINATION OF WELL APPOINTED ACCOMMODATION, EXCELLENT OUTSIDE SPACE AND A WONDERFULLY PRIVATE SETTING BACKING ONTO OPEN FIELDS.

GROUND FLOOR

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

OUTSIDE

- FRONT GARDEN
- DOUBLE GARAGE
- REAR GARDEN

FIRST FLOOR

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

£625,000 Freehold





THE PROPERTY

A particular highlight of the property is its exceptional rear garden, extending to approximately half an acre and thoughtfully arranged into distinct areas. The garden begins with an attractive lawn bordered by established planting, mature flowers and a number of seating areas, creating an inviting space for outdoor entertaining and relaxation. Beyond this lies a considerably larger expanse of lawn, leading to a further section adjoining a stream and enjoying an idyllic outlook towards the surrounding countryside.

Internally, the ground floor provides a versatile and well balanced arrangement of living and entertaining spaces. There is a welcoming cloakroom, an elegant sitting room centred around an attractive fireplace, a bright conservatory and a separate dining room. The recently refitted kitchen/breakfast room provides a contemporary and practical heart to the home and is comprehensively equipped with an integrated oven, hob, fridge, freezer and dishwasher.

To the first floor, the impressive principal bedroom benefits from a recently refitted en-suite and useful access to a substantial eaves storage area. Three further bedrooms provide excellent flexibility for family, guests or home working, complemented by a recently fitted family bathroom.

Outside, the property is approached via a smart block paved driveway providing parking for approximately four vehicles, together with a double garage.

The combination of generous accommodation, attractive recent improvements and, in particular, the garden and open outlook makes this a distinctive and appealing family home.

EPC Rating D. Council Tax Band F.



LOCATION

Located 6 miles west of Northampton, Nether Heyford can be easily accessed from either the A5 Watling Street Roman road or A45 Northampton ring road and is less than 2 miles from M1 J16. The majority of its diverse amenities centre around the village green (rumoured to be one of the largest in the country) and include a public house, coffee shop, two churches, village hall, general store, post office, hairdressers and butcher. The nearest secondary school is in neighbouring village Bugbrooke less than 2 miles away. The village also enjoys the Grand Union canal passing it by on the east and west sides and a regular bus service to Northampton where a mainline train station operates to both London Euston and Birmingham New Street. Upper Heyford, which lies approximately ¼ mile north of Nether Heyford and separated by the River Nene, shares its facilities.



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.

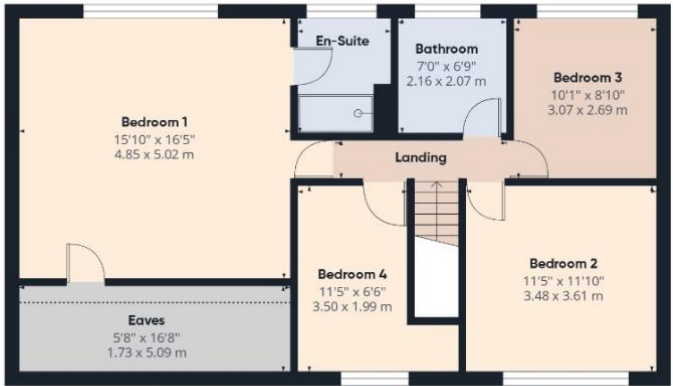


FLOORPLAN

TOTAL AREA: APPROX. 146.23 SQ. METRES (1574 SQ. FEET)



Floor 0



Floor 1



Approximate total area^m

1574 ft²
146.3 m²

Reduced headroom

68 ft²
6.4 m²

(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.

GIRAFFE360



☎ 01604 624900

✉ thevillageagency@jacksongrundy.co.uk

🌐 www.jackson-grundy.com

📘 @jacksongrundyestateagents

