



The Paddocks
Great Brington, Northampton





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Great Brington, Northampton, NN7 4JN

AN INDIVIDUAL AND SUBSTANTIALLY IMPROVED FOUR BEDROOM DETACHED HOME, SITUATED IN THE HIGHLY DESIRABLE AND PICTURESQUE VILLAGE OF GREAT BRINGTON, RENOWNED FOR ITS BEAUTIFUL COUNTRYSIDE WALKS, STRONG COMMUNITY SPIRIT AND POPULAR VILLAGE PUB.

GROUND FLOOR

- ENTRANCE HALL
- CLOAKROOM
- SITTING ROOM
- DINING ROOM
- STUDY
- KITCHEN / BREAKFAST ROOM
- BOOT ROOM
- PANTRY

OUTSIDE

- FRONT GARDEN
- GARAGE
- REAR GARDEN

FIRST FLOOR

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





THE PROPERTY

The property is approached via an attractive 'L'-shaped entrance hall with wooden flooring and double doors opening into both the sitting and dining rooms. The sitting room features an open fireplace and double doors leading directly onto the garden, while the dining room has a wooden floor and dual aspect windows. A separate study provides an ideal home working space, complete with built in cupboard and book shelving. A cloakroom completes the reception accommodation.

The recently fitted kitchen is a modern country classic, combining style with practicality. It features quartz worktops, a four seater breakfast bar, two built in ovens, an integrated dishwasher, large fridge and freezer, and concealed recycling bins. A Quooker hot water tap adds further convenience, while a door provides direct access to the garden.

There is also a generous utility/boot room with space for a washing machine and tumble dryer, together with a useful bench seat and excellent storage for outdoor clothing and footwear. A further door leads to a useful store room/pantry.

Upstairs, the landing provides access to an airing cupboard and additional storage cupboard. Bedroom one benefits from built in wardrobes, dual aspect windows and a modern en-suite shower room. Bedroom two also has built-in wardrobes and dual aspect windows, while bedroom three has a built in wardrobe. Bedroom four provides further versatile accommodation. The spacious family bathroom features both a bath and separate shower cubicle, two chrome heated towel rails and a rooflight, which floods the room with natural light.

Outside, the property enjoys an attractive frontage with a large, usable lawn, parking for four vehicles and a garage. The private rear garden is predominantly laid to lawn and features established trees and two paved seating areas, one of which sits beneath a pergola with an established climbing vine, creating a wonderful setting for outdoor entertaining and relaxation.

EPC Rating D. Council Tax Band F.





LOCATION

Great Brington and Little Brington lie less than 1 mile from each other, 7 miles west of Northampton. Great Brington adjoins the Althorp estate, home of the Spencer family, and became somewhat of a tourist attraction following Diana's death in 1997. This also resulted in the public house being renamed from The Fox and Hounds to the Althorp Coaching Inn and the village stores/post office gaining foreign currency exchange facilities. Little Brington is home to a further public house and a Grade II listed primary school from which pupils transfer to Champion School in Bugbrooke for secondary education. There are numerous local businesses, community groups, societies and events that bring all the villagers together with further amenities and services, including a mainline train station to London Euston and Birmingham New Street, located in the neighbouring village of Long Buckby just 3¼ miles away. There are a variety of main roads all within a short radius of The Bringtons, including the A428, A5 and A45, the latter of which leads to M1 J16 just 5¼ miles away.



IMPORTANT NOTICE

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FLOORPLAN





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