

Upper Harlestone, Northampton

JACKSON GRUNDY | The Village Agency



Upper Harlestone, Northampton, NN7 4EL

TOTAL AREA: APPROX. 136.85 SQ. METRES (1473 SQ. FEET)

A BEAUTIFULLY PRESENTED CHARACTERFUL FOUR BEDROOM COTTAGE WITH A STYLISH INTERIOR, DOUBLE GARAGE, GARDENS AND COUNTRYSIDE VIEWS.

GROUND FLOOR

- ENTRANCE HALL
- STUDY
- KITCHEN / BREAKFAST ROOM
- REAR HALL
- CLOAKROOM
- DINING ROOM
- SITTING ROOM

FIRST FLOOR

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

SECOND FLOOR

- BEDROOM FOUR

OUTSIDE

- FRONT GARDEN
- DOUBLE GARAGE
- REAR GARDEN











THE PROPERTY

Situated amongst period properties and converted barns, this modern cottage has all the advantages of a modern property yet all the character of a period home.

The ground floor opens into an entrance hall, leading to an impressive sitting room with a vaulted ceiling, glazed apex, bi-fold doors and contemporary log burner. The stylish kitchen/breakfast room features granite topped units and a breakfast bar and is open plan to the elegant dining room, where an inglenook fireplace and log burner create a warm and inviting focal point.

A versatile study, complete with a fold down bed, provides an ideal home working space or occasional guest room. A rear hall and cloakroom complete the ground floor.

On the first floor, the principal bedroom benefits from an en-suite shower room, featuring an exposed stone wall and vaulted ceiling. Bedroom two has a useful dressing area, while bedroom three enjoys lovely views across the surrounding countryside. The family bathroom is fitted with a shower over the bath.

The second floor provides a further double bedroom, with Velux windows providing plenty of natural light, together with useful eaves storage cupboards.

Outside, a delightful courtyard leads directly from the sitting room and provides a wonderful spot from which to enjoy the countryside views. The main garden extends to approximately 70ft and features a good sized lawn, paved patio and a mature selection of established trees and plants.

The property also benefits from excellent parking, a double garage and a useful stone and brick built store.

EPC Rating E. Council Tax Band D.









LOCATION

Divided into two smaller settlements, Upper and Lower Harlestone and lying to the northwest of Northampton along the A428, much of the land and many of the properties are still owned by Althorp estate, the main house of which was Diana, Princess of Wales' family home. Village amenities are contained within Upper Harlestone and include St Andrews church, a primary school and golf course, though it is Lower Harlestone that has a public house. Just outside the village as you travel back towards Northampton is a large wood and country park, Harlestone Firs, which is extremely popular with walkers and cyclists, opposite which is a garden centre offering a large selection of plants, gifts and equipment. The nearest shopping facilities are located in Duston just 2 miles away and include supermarkets, bakery, medical centre, dentist, optician, hairdressers, florist, travel agent and garage services. For a wider selection of high street services, Northampton town centre is less than 5 miles away and also has a mainline train station 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

TOTAL AREA: APPROX. 136.85 SQ. METRES (1473 SQ. FEET)



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Approximate total area(1)

1473 ft²

136.8 m²

Reduced headroom

65 ft²

6.1 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.

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