



HIGH STREET, NORTHAMPTON, NN4
£685,000 FREEHOLD

Winkworth



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Situated on an imposing plot is this six bedroom detached former public house. Offering a labyrinth of accommodation featuring a basement, four reception rooms and four bathrooms, and set over four floors with a detached garage, a driveway and two separate gardens to the side and rear of the property. The property comprises 2,985 sq. ft. of accommodation, excluding the garage. There are two ensuites and two further bathroom/shower rooms. Externally there is a roof terrace to enjoy morning breakfast from. Situation and Schooling.

- Six Bedrooms
- Four Reception Rooms
- Two Ensuites
- Detached Garage
- Two Gardens
- Large Multi Room Basement with Sauna
- Detached Roof Terrace
- Gas Heating



In brief the accommodation comprises; entrance hall leads to a dual aspect family room, a play room and a sitting room with a fireplace set into a brick surround. The kitchen/dining room incorporates double French doors to the side garden and a door leads to the rear hallway with a further door leading to the driveway. There is a range of floor base and wall units with a stainless steel sink set into the worksurfaces. Integrated appliances include a fridge and an extractor hood. To the rear of the property is a utility room with storage units, sink and space and plumbing for a washing machine, tumble dryer and freezer. There is a dual aspect studio/office with storage across one wall and doors to the rear garden, and a ground floor cloakroom. The lower ground floor offers fantastic potential and is currently utilised as a study/music room, a gym, a sauna and a walk-in storage room.

Outside

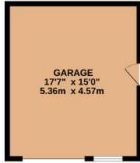
To the left side of the property is a driveway leading to a detached garage with up and over doors and a window to the front aspect. A pedestrian gate leads to the rear garden which is mainly laid to lawn with mature trees and shrubs and there are stairs up to the decked terrace area with space for a hot tub. There is a further garden to the other side of the property which is accessed via French doors from the kitchen/breakfast room. This mature garden, which is also mainly laid to lawn has a vast array of mature plants and shrubs and provides an idyllic place to relax and enjoy the local wildlife.

Location

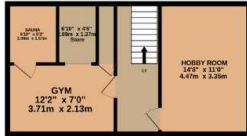
Wootton has a comprehensive range of amenities. The property is within easy access of the M1, junction 15 and both Milton Keynes and Wellingborough train stations. Northampton centre for theatres, arts and cinemas is within 10 minutes' drive, Milton Keynes is 20 minutes' drive and Cambridge and Oxford are within an hour's drive. Local primary schools include Wootton Primary and Preston Hedges. Secondary schools include Northampton High School for Girls and Quinton House school as well as Caroline Chisholm and Wootton Free School. A Local Waitrose is a short drive away.



GARAGE
264 sq.ft. (24.3 sq.m.) approx.



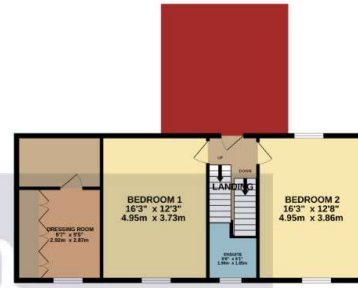
BASEMENT
459 sq.ft. (42.3 sq.m.) approx.



REAR/FIRST FLOOR
1204 sq.ft. (111.9 sq.m.) approx.



1ST FLOOR
652 sq.ft. (60.5 sq.m.) approx.



2ND FLOOR
652 sq.ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA : 3179 sq.ft. (295.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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