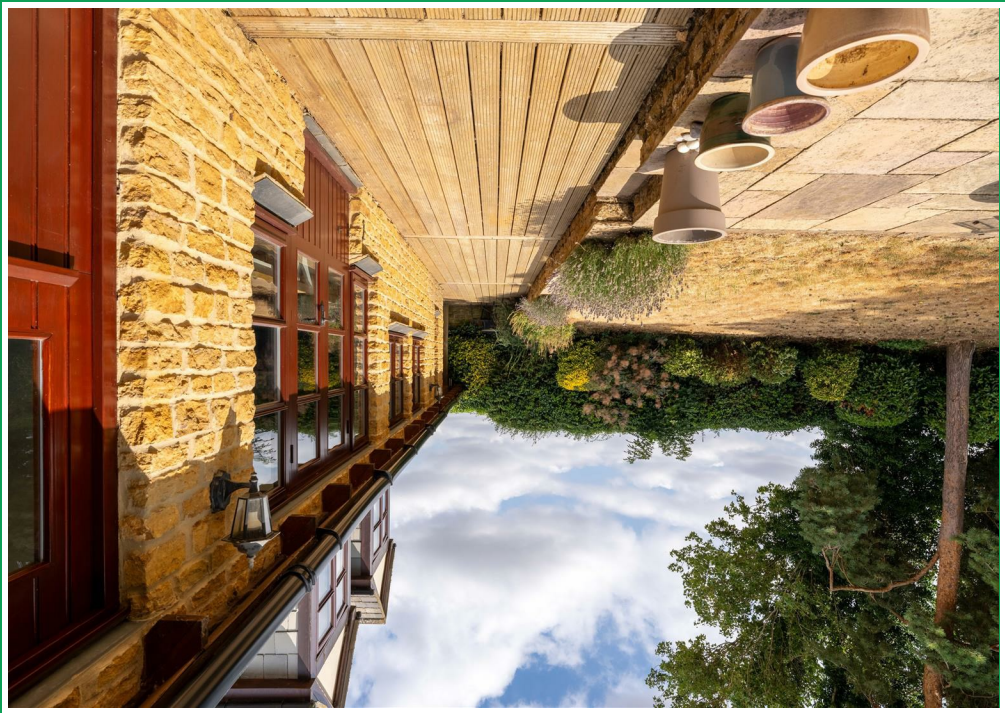




GREENER **Country** HOUSES & COTTAGES

Stonebank Back Lane, Chapel Brampton, Northampton, NN6 8AJ



# Stonebank Back Lane, Chapel Brampton, Northampton, NN6 8AJ

Stonebank is an impressive and beautifully presented contemporary home occupying a peaceful position on the northern edge of Chapel Brampton village, adjoining open farmland forming part of the Althorp Estate. Built in 2005 to the highly regarded Potton Grantchester design, the property combines traditional character with modern comfort, featuring handsome local stone elevations beneath a slate roof. Completed to a good specification and maintained to an excellent standard, the accommodation offers a generous and versatile layout arranged over two floors. The ground floor includes a welcoming reception hall with galleried landing, cloakroom, three well-proportioned reception rooms, a kitchen/breakfast room and utility room, while the first floor provides four bedrooms and three bath/shower rooms. Set away from Back Lane, the house enjoys a wonderful sense of privacy and space, with attractive gardens to both the front and rear, with fabulous views over open fields to the side. A garage/workshop adds further practicality, with the property standing in grounds extending to approximately 0.25 acres.

Price £835,000 Freehold

### ACCOMMODATION

#### GROUND FLOOR

##### ENTRANCE HALL

17'08 x 7'07

A welcoming reception hall entered via a part-glazed front door, featuring attractive oak floorboards and a striking galleried landing above, creating an immediate sense of space and character. Doors lead to:-

##### LOUNGE

18'11 x 16'08

A particularly charming and light-filled reception room, benefiting from windows to three elevations which frame wonderful views over the adjoining open fields. The room is full of character, with exposed Potton timber framing and a brick fireplace forming an attractive focal point.

##### STUDY

11'08 x 10'01

A dedicated home office with a window to the front elevation, providing a quiet and practical workspace perfectly suited to modern home working.

##### DINING ROOM

5'09 x 3'07

A superb reception room enjoying windows to the side and rear elevations, together with double doors opening directly onto the rear garden, creating a wonderful connection with the outside space. Perfectly suited to entertaining, the room also features an attractive brick fireplace with fitted log burner, adding warmth, character and charm.

#### KITCHEN/BREAKFAST ROOM

##### KITCHEN AREA

14'07 x 10'08

A well-appointed kitchen fitted with an attractive range of floor and wall-mounted units, finished with black granite worktops and matching upstands. The current owners have enhanced the space with additional floor-to-ceiling storage units, creating a highly practical and well-planned kitchen. Integrated appliances include a fridge, freezer and dishwasher, with space for a range cooker with induction hob and extractor above. A charming Belfast sink is positioned beneath rear-facing windows, enjoying lovely views over the garden. The room opens up to:-



##### BREAKFAST AREA

11'0 x 7'02

The tiled flooring continues seamlessly from the kitchen area into this well-defined dining space, which comfortably accommodates a dining table and enjoys direct access to the rear garden via double patio doors. A further door leads to:-



##### UTILITY ROOM

11'05 x 6'02

A practical and well-planned laundry and utility area, offering plumbing and space for a washing machine and tumble dryer, with a door providing convenient access directly out to the rear garden.

##### WC

7'04 x 4'0

Fitted with WC and hand wash basin with a window to the side elevation.

#### FIRST FLOOR

##### LANDING

21'08 x 8'03

A striking galleried landing overlooking the entrance hall below, creating a wonderful sense of space and character. The landing enjoys views to the front elevation and benefits from useful eaves storage, with doors leading to:-



##### BEDROOM ONE

13'11 x 15'0

A generous principal bedroom enjoying windows to the front and side elevations, creating a light and comfortable main bedroom space. The room offers ample space for a king-size bed and benefits from his and hers walk-in wardrobes, with a door leading to:-



##### WALK IN WARDROBE

12'05 x 3'06

##### ENSUITE

11'01 x 10'0

A charming and well-appointed bathroom fitted with a roll-top bath, separate shower cubicle, low-level WC and hand wash basin. A window to the side elevation provides natural light and ventilation, complementing the room's elegant character.



##### BEDROOM TWO

11'05 x 9'11

A pleasant double bedroom enjoying a rear-facing window with views over the garden. The room provides space for a double bed and benefits from a further door leading to:-



##### ENSUITE

9'01 x 7'02

A well-appointed bathroom fitted with a suite comprising a bath with shower over, low-level WC and hand wash basin. A window to the front elevation provides natural light and enjoys fabulous views.

##### BEDROOM THREE

11'08 x 11'05

A well-proportioned double bedroom enjoying windows to the side elevation, with ample space for a double bed and a further door leading to:-



##### JACK AND JILL BATHROOM

12'05 x 5'08

A well-presented bathroom fitted with a suite comprising a low-level WC, hand wash basin and refitted bath with Aquapanel wall surrounds. A rear-facing window enjoys views over the garden and provides natural light to the room. A further door leads to:-

##### BEDROOM FOUR

11'04 x 8'07

A comfortable double bedroom enjoying a window to the rear elevation, with space for a double bed and the added benefit of an integrated wardrobe.

#### OUTSIDE

##### REAR GARDEN

The rear garden enjoys a sunny west-facing aspect and is mainly laid to lawn, complemented by well-stocked borders and mature trees which create a wonderful sense of privacy. A paved patio provides an ideal setting for outdoor dining and entertaining, with pedestrian access leading to the front of the property.

#### FRONT GARDEN

Set back from the road, the property is approached via a gravel driveway providing ample off-road parking for multiple vehicles. A raised hedge offers an attractive degree of screening and privacy, complemented by a lawned front garden. Vehicular access leads to:-

#### GARAGE

21'07 x 9'06

A practical garage fitted with an up-and-over door to the front and the benefit of electricity connected. To the rear is a useful workshop area, with a pedestrian door providing convenient access.

#### SERVICES

All main services are connected. The property has gas fired central heating and a pressurised hot water system.

#### COUNCIL TAX

West Northamptonshire Council - Band G

#### LOCAL AMENITIES

Within the village of Chapel Brampton there is the Spencer Arms Public House and the Sedgebrook Hall Conference Centre. The village also contains the Bramptons County Primary School with secondary education at Moulton Co-Educational County School and Guilsborough School. The Kingsthorpe Shopping Centre is approximately 1.5 miles distant where there is a Waitrose and a Asda Supermarkets and a variety of other shops and services. At nearby Church Brampton there is the Parish Church of St Botolph and the Northamptonshire County Golf Course as well as the Brampton Heath Golf Course.

#### HOW TO GET THERE

Proceed northwest from Northampton on the A5199 towards Chapel Brampton. Upon entering the village, turn left signposted towards Church Brampton, then take the immediate right onto Back Lane. Continue along Back Lane, where Stonebank is situated at the far end, being the last house on the left-hand side.

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