

GREENER **Country** HOUSES & COTTAGES



Hunt Cottage 4 Spratton Road, Brixworth, Northampton, NN6 9DS

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This very well maintained detached Georgian period house was formerly the Huntsmans Lodgings of the famous Pytchley Hunt and is situated in the heart of the popular Northants village of Brixworth. The extended and refurbished accommodation comprises; entrance hall, living room, lounge, dining room, kitchen/breakfast room with vaulted ceiling and bifolding doors, cloak room/ utility room, boot room and cellar. To the first floor are four double bedrooms with an en suite to the master and family bathroom. Outside is a front and side garden with gravel driveway giving off road parking for several vehicles and leading to the double garage. The well stocked rear garden enjoys a sunny aspect and high degree of privacy.

ACCOMMODATION

ENTRANCE HALL

16'8 x 6'9
Enter via original hardwood front door, double radiator and stairs to first floor. Doors to cellar and doors to:-

LIVING ROOM

14'4 x 12'4
Wooden sealed unit double glazed windows to front and side. Stone mullions, double radiator, two desks and shelving. Real open fire with cast iron grill, tiled hearth and surround and wood mantel.



LOUNGE

18'6 x 12'2
Double glazed bay window to side and rear with stone mullions. Multi fuel log burner, tiled hearth, wood mantel and radiator.



DINING ROOM

13'10 x 12'0
Wooden single glazed window to rear, original beams and radiator.



KITCHEN

18'6 x 10'4
Comprises a refitted range of bespoke base and eye level units, granite work tops and Butlers sink with Victorian styled modern tap and tile splashback. Four oven and five gas ring gas hob with stove cooker in recess. Shelving, tiled flooring and double glazed window to front. Space for fridge/freezer. Half of the kitchen has a vaulted ceiling, bifolding doors to garden and underfloor heating. There is a step and archway leading to the dining room and cupboard housing gas boiler.

CLOAK ROOM / UTILITY ROOM

7'6 x 5'2
Wooden double glazed windows with obscure glass to rear, WC and wash hand basin housing vanity unit with storage below. Plumbing for washing machine, space for dryer and radiator.



BOOT ROOM

12'10 x 7'7
Double glazed wooden window to front, radiator, quarry tiled flooring and original meat hooks in the ceiling.



BEDROOM THREE

13'9 x 12'2
Built-in double wardrobe, desk and shelves. Storage cupboard, wooden double glazed window to rear and window to side. Radiator.



BEDROOM FOUR

11'5 x 10'8
Wooden double glazed window to rear, built-in airing cupboard housing the hot water tank and loft access. Double radiator.



CELLAR

20'4 x 13'1
Power and lighting.

FIRST FLOOR

LANDING

15'0 x 6'6
Leaded roof window. Doors to:-

BEDROOM ONE

13'1 x 12'4
Wooden sealed unit glazed window to front and side, dado rail and radiator. Doors to:-



EN SUITE

5'7 x 5'4
Comprises WC, wash hand basin and shower cubicle with glass door and Mira shower. Tile splashbacks, extractor, radiator and loft access.

BEDROOM TWO

13'3 x 12'2
Wooden single glazed window to side and rear with views, shelving and radiator.



BATHROOM

9'2 x 9'1
Wooden sealed unit double glazed window with obscure glass to front. Comprise WC, pedestal wash hand basin and tile panelled bath with shower and bifolding glass screen. The bathroom is half tiled.



FRONT GARDEN

The property is approached via a gated pedestrian access with pathway approached to the front door. Front garden is laid to lawn with flower shrub borders enclosed by mature bushes and trees. Outside tap and lighting, shed and side garden which is laid to lawn. Secure gated access to side from front to rear. Gravelled driveway giving off road parking to several vehicles and leading to the double garage.

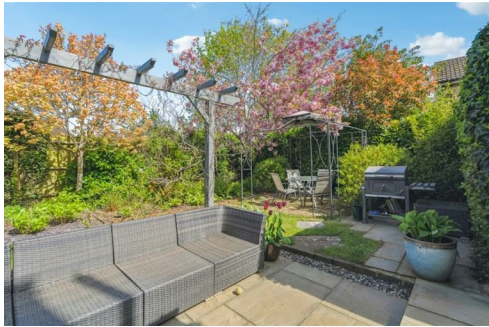
DOUBLE GARAGE/STUDIO

18'0 x 16'2
Two wooden centre opening doors, power and lighting. Two roof windows, patio door and access door. The double garage is currently being used as a photography studio.



REAR GARDEN

Well stocked rear garden is mainly laid to lawn, two stone patio areas and chip and slate bed. Narrow shrub borders with bushes and trees. There is outside lighting. The rear garden enjoys a sunny aspect and high degree of privacy.



LOCAL AMENITIES

Within the village of Brixworth there is the historic Saxon Church, two public houses, a restaurant, coffee shop, takeaways, the Brixworth Primary School with secondary education at near by Moulton and Guilsborough County Schools. Pitsford Reservoir and the Brixworth Country Park stand close by and Brixworth Medical Centre. Rail links are from Northampton Castle Station to London Euston and Long Buckby to Birmingham New Street. The site is adjacent to the Brixworth Cricket and Tennis Clubs.

