



ESTATE AGENTS



Rydal House, Golf Lane, Church Brampton, Northampton, NN6 8AY

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Rydal House is a modern detached house standing in extensive lawned gardens of approximately 2/3 of an acre with planning permission for the demolition of the existing dwelling and a construction of a new house extending to a floor area in excess of 4,000 square feet. The location is perhaps the most sought after residential address in north Northamptonshire and presents a rare opportunity to create a stylish new dwelling in established gardens offering a high degree of privacy with many fine specimen trees and standing within 150 yards of the prestigious Northamptonshire County Golf Club. The approved plans create a new house arranged over four floors with a basement level including sitting room, games room and cinema room, ground floor with superb open plan kitchen, dining/family room as well as three further reception rooms and gymnasium and the upper floors comprising four bedrooms each with en-suite facilities including two dressing rooms.

Price **£1,100,000 Freehold**

PLANNING PERMISSION

Full Planning Permission application WND/2022/0645 was granted on 28th February 2023 for the demolition of the existing house and the construction of the new dwelling. A link to the planning consent is available through our website www.richardgreener.co.uk

COMMUNITY INFRASTRUCTURE LEVY

The Planning Permission notifies the owner of the property that there will be a CIL liability in the sum of £144,740.64 due following commencement of the development of the consent subject to an application for relief and exemption which is available and may be claimed and granted in accordance with regulations which may result in a zero charge.

APPROVED PLANS

The drawings for the new dwelling have been completed by Avenue Architectural Design Ltd and copies may be viewed at our website www.richardgreener.co.uk .

EXISTING DWELLING

The existing house is believed to date from the 1960's extending to an internal floor area of approximately 1,975 square feet excluding the attached double garage block and works were commenced to strip out the interior by the present owners. The existing accommodation comprises:-

RECEPTION HALL
13'1 x 5'7

CLOAKS/WC

LOUNGE
18'11 x 14'0



DINING ROOM
12'6 x 11'0

CONSERVATORY
16'6 x 11'9

STUDY
10'1 x 9'2



ELEVATION PLAN



SERVICES

Main drainage, gas, water and electricity are connected to the existing dwelling.

LOCAL AMENITIES

Church Brampton is the home of the Northamptonshire County Golf Club, one of the finest heathland courses in central England. Within the village there is also the Parish Church of St Botolph and The Bramptons Primary School. At nearby Chapel Brampton is the Sedgebrook Hall Hotel and Conference Centre. There is a Waitrose supermarket at nearby Kingsthorpe and a Sainsburys supermarket at New Duston. Sailing and fishing are available at Pitsford Reservoir and the M1 motorway north bound is via Junction 16 at Nether Heyford and south bound via Junction 15A at Rothersthorpe. The village is well placed for access to a number of public schools including Oakham, Uppingham, Oundle, Rugby and Wellingborough.

HOW TO GET THERE

From Northampton proceed in a north westerly direction along the A5199 Welford Road to the junction with Brampton Lane at the Windhover public house. Continue along the road passing over the river and take the first turning left sign posted to Church Brampton. Entering the village along Sandy Lane turn immediately left into Golf Lane and follow the road to the entrance to the Golf Club. Turn sharp right and Rydal House stands on the right hand side.

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KITCHEN/BREAKFAST ROOM
16'8 x 11'0



BATHROOM
7'9'6 x 7'1'0



UTILITY ROOM
8'0 x 5'11

BOOT/FREEZER ROOM
17'0 x 10'0

FIRST FLOOR LANDING
18'9 x 6'0

MASTER BEDROOM SUITE

BEDROOM ONE
13'0 x 12'1



OUTSIDE

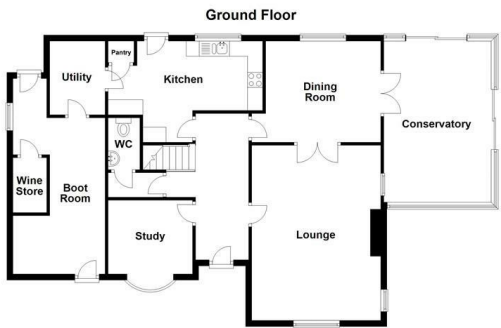
Approached by a private drive Rydal House stands in lawned gardens of approaching 2/3 of an acre bounded by established fencing, mature screen hedges. There are a number of specimen trees including beech, horse chestnut and cedar. The grounds have not been tended for some two years and now offers scope for re landscaping.

BATHROOM EN-SUITE
10'4 x 4'11

BEDROOM TWO
15'3 x 11'1

BEDROOM THREE
11'9 x 10'5

BEDROOM FOUR
8'11 x 7'10



For illustration purposes only - not to scale