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GREENER **Country** HOUSES & COTTAGES



ESTATE AGENTS



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Farthingwood House 3 Poplars Farm Close, Hannington, Northampton, NN6 9GL

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This fine individual detached stone house was constructed in 2009 as part of a select development of only seven properties standing on the southern outskirts of the village of Hannington. The spacious four bedroom interior extends to approximately 2,500 square feet comprising two ensembles and family bathroom together with three reception rooms, orangery and a superb 19 foot by 17 foot open plan kitchen/breakfast room. The private gardens are a particular feature standing mostly to the south and west of the house laid to lawn and well stocked with established flower and shrub borders and backing directly onto and overlooking open pasture.

Price £975,000 Freehold

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

13'4 x 11'2

The central hall contains the oak staircase rising to a galleried landing over a ceramic tiled floor and an archway leads to an inner hall.

CLOAKROOM

5'0 x 4'4

With a white suite comprising WC with high level cistern and bracket wash basin.

DINING ROOM

17'0 x 11'7

A spacious room with Karndeian ribbed hardwood flooring under a corniced ceiling, there is a three casement window to the front elevation and an archway giving open plan access to:-

ORANGERY

13'4 x 12'6

Constructed by Foxford in 2017 with a lantern roof, Karndeian floor and seven casement picture windows and French doors opening to the west facing garden.

INNER HALL

12'1 x 5'1

With a corniced ceiling and oak panel doors leading to:-

LOUNGE

17'0 x 13'10

Another light and spacious room with open hearth fireplace with limestone mantle over a stone hearth with a cast iron log burner. French doors open to the rear garden.

STUDY

12'1 x 7'7

With two casement windows overlooking the rear garden and field beyond.

KITCHEN/BREAKFAST ROOM

19'5 x 17'0

A spacious open plan area where the kitchen is fitted with floor and wall cabinets with polished granite work surfaces incorporating one and a half bowl sink and integrated appliances of Siemens microwave oven, fan assisted oven and warming drawer, Siemens integrated larder fridge, integrated Siemens freezer and Neff automatic dishwasher. There is an island unit with breakfast bar, vegetable sink and a Siemens six ring induction power boost hob. French doors opening to the rear garden.

UTILITY ROOM

7'10 x 5'5

With Shaker floor and wall cabinets and Beech hardwood work surfaces, ceramic sink unit, plumbing for washing machine and space for freezer or tumble dryer.

FIRST FLOOR

LANDING

13'4 x 9'3

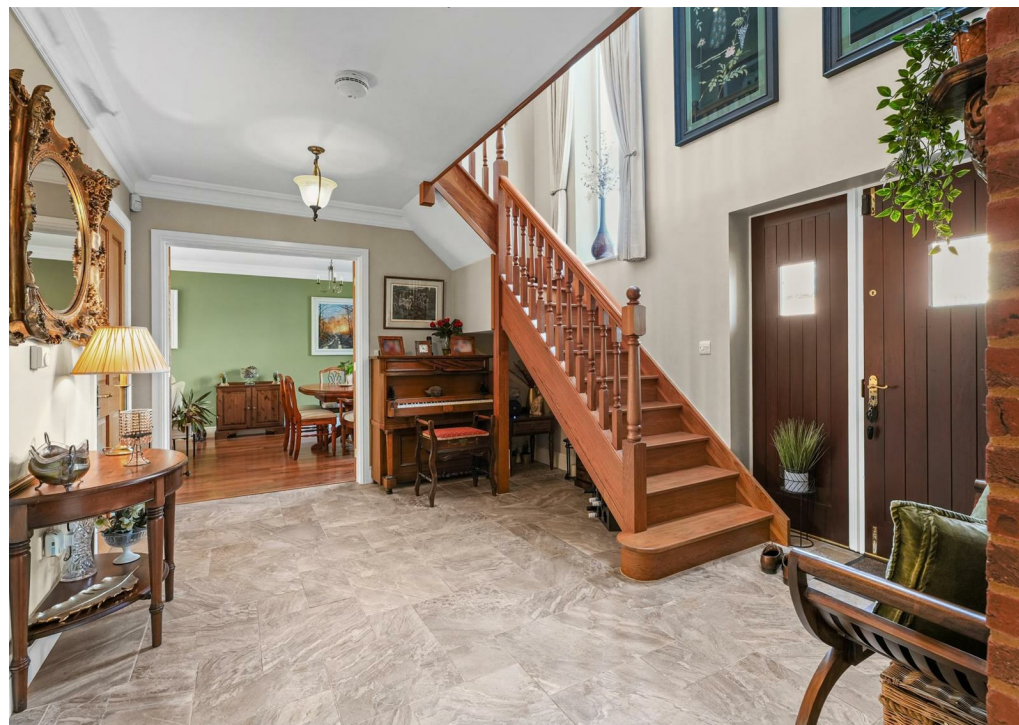
Vaulted ceiling and Velux roof lights, an archway leads to the inner landing where there are doors to:-

GUEST BEDROOM SUITE

BEDROOM TWO

17'0 x 11'6

With vaulted ceiling and two casement window to the front elevation as well as a window to the west facing gardens.



DRESSING ROOM ENSUITE

11'4 x 9'1

Giving access to the shower room the dressing room has a large walk in closet (6 foot deep) with shelving and hanging space.

SHOWER ROOM ENSUITE

9'7 x 6'0

With a white suite of ceramic tiled shower cubicle, pedestal wash basin and WC.

BEDROOM FOUR

13'3 x 7'4

Window to the west facing garden. This room is currently used as a snug.

INNER LANDING

11'7 x 4'3

Housing the airing cupboard with solar flow tank, and hot water cylinder.

MASTER BEDROOM SUITE

BEDROOM ONE

17'0 x 14'0

Approached through a dressing area this spacious double room has windows to both garden elevations and views of the Parish Church.

BATHROOM ENSUITE

12'9 x 7'9

With white Heritage suite of Victorian style roll top bath on ball and claw feet, pedestal wash basin and WC. Ceramic tiled rain shower with adjustable height attachment.

BEDROOM THREE

17'0 x 10'0

Another spacious double room, built in wardrobes and view across the rear garden to open pasture beyond.

FAMILY BATHROOM

9'2 x 8'0

Comprising a white suite of corner bath with mixer tap over, WC, pedestal wash basin and Quadrant shower.

OUTSIDE

Farthingwood House stands at the end of a quiet cul de sac approached through an electrically operated sliding gate opening to a resin topped driveway bounded by brick walls and established borders with box hedges, climbing Hydrangea and Clematis.

DOUBLE GARAGE

18'0 x 17'6

Approached through twin electrically operated up and over doors, with light and power connections, resin floor and personal door to the rear garden.

LOCAL AMENITIES

The village of Hannington lies within easy reach of Northampton, Wellingborough and Kettering. There is a mainline train service from Kettering to St Pancras. The A14/M1 link road is about 8 miles to the north. Within the village is the Parish Church with primary schooling at Walgrave Primary School and secondary schooling at The Moulton School.

HOW TO GET THERE

The village of Hannington stands roughly mid way between Northampton and Kettering and can be approached from the A43 Kettering Road via Redhouse Lane. Upon entering the village passing the allotment gardens the road bears to the left and then to the right. Continue into Main Street and then turn left into Poplars Farm Close where Farthingwood House stands at the far end of the cul de sac.

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GARDENS

Approached by a pedestrian side gate a resin path wraps around the house and leads to the sun terrace adjacent to which lawns stretch away from the house on the south side bounded by established borders and hedges well stocked with a variety of mature shrubs and young trees. This part of the garden has a post and rail boundary fence beyond which there is open pasture and there is a garden standing within a Laurel hedge with raised borders and an aluminum greenhouse. The garden wraps around the house to the west side where there is another private lawn and timber garden store.

SERVICES

Main drainage, gas, water and electricity are connected. Central heating is from a gas fired boiler with underfloor heating to the ground floor and radiators to the first floor supplemented by solar panels providing domestic hot water through a mains pressure unvented hot cylinder. The gas boiler was replaced in 2018 and the property has the benefit of rain water harvesting for garden irrigation and car washing, CCTV security and broadband.

COUNCIL TAX

West Northamptonshire Council - Band G



Not To Scale. For Illustrative Purposes Only.