



GREENER **Country** HOUSES & COTTAGES



Amberley Barn 15A Main Road, Duston, Northampton, NN5 6JB



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An outstanding newly developed four-bedroom detached stone barn, set within a private development of just three dwellings in the heart of Duston Village. Finished to an exceptional standard, this beautiful home combines modern luxury with traditional character. Inside, the property features a bespoke hand-built kitchen and utility room, a light-filled lounge, and a study, together with a ground-floor WC. Upstairs, there are four generously sized bedrooms, a family shower room, and a luxurious ensuite bathroom, all complemented by high-quality bathroom suites throughout. The property is surrounded by attractive landscaped gardens on all sides, offering privacy and charm. There is also vehicular access leading to a double carport, adding to the practicality of the home. Perfectly located in the heart of Duston Village, this home provides a rare combination of space and seclusion, while still being within easy reach of local amenities. It offers an ideal lifestyle for families or those seeking a stylish countryside retreat with village convenience on the doorstep.

## Price £895,000 Freehold

### GROUND FLOOR

#### ENTRANCE HALL

12'06 x 9'02

Entered via a solid oak front door with glazing to the side. There are stairs leading to the first floor, with storage space underneath. The floor is tiled and heated. Doors lead to:-



#### LOUNGE

19'09 x 18'05

With bi-fold doors to the rear garden and further windows to the front and side elevations. There are TV and telephone points connected with carpet fitted.



#### STUDY

9'01 x 5'05

A window to the rear elevation

#### KITCHEN/DINER

19'05 x 15'01

A wonderful open plan family room with a floor-to-ceiling glazed window to the front and a window to the rear, the kitchen has been designed for entertaining with a large central island and breakfast bar.



#### KITCHEN AREA

At the heart of the home lies a stunning bespoke kitchen by the White Kitchen Company, where timeless craftsmanship meets contemporary design. Handcrafted cabinetry, with deep pan and cutlery drawers, is beautifully finished with sleek white quartz worktops and upstands, creating a space that is as practical as it is elegant. Perfect for both everyday living and entertaining, the kitchen is fitted with a suite of premium appliances including Neff double ovens, an induction hob with integrated extractor, and a wine cooler, alongside a striking double Belfast sink. A freestanding American-style fridge/freezer completes this exceptional space, blending style with effortless functionality.



#### DINING AREA



#### UTILITY

9'02 x 9'00

Continued theme matching the kitchen with a range of floor to ceiling cupboards, a Belfast sink and quartz worktop. A door leads to the rear garden.



#### WC

9'02 x 3'05

Suite comprising WC and hand wash basin.

#### FIRST FLOOR

#### LANDING

30'02 x 4'09

Low-level windows give a unique outlook over the front with doors to:-

#### BEDROOM ONE

18'05 x 11'07 + 8'02 x 8'04

Windows to the front and rear elevations with space for a king-sized bed and carpet fitted. There is a door to:-



#### ENSUITE BATHROOM

9'05 x 7'09

Suite comprising a shower cubicle, rolltop bath, WC and hand wash basin with a window to the rear.



#### BEDROOM TWO

15'02 x 10'05

Windows to the front and side elevations, there is space for a double bed with carpet fitted.



#### BEDROOM THREE

12'10 x 9'02

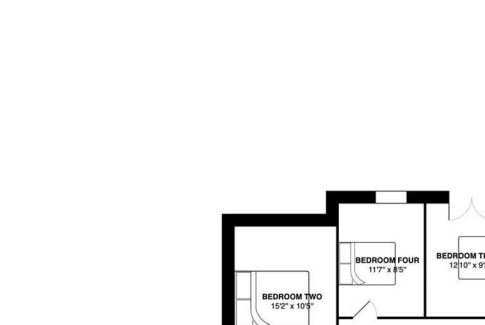
Juliet doors overlooking the rear garden, there is space for a double bed and carpet fitted.



#### BEDROOM FOUR

11'07 x 8'05

Space for a double bed with a window to the rear.



#### SHOWER ROOM

9'00 x 5'06

Suite comprising a double shower cubicle with tiled walls, WC and hand wash basin with a Velux window to the rear.



#### OUTSIDE

#### REAR GARDEN

The property is embraced by wonderful landscaped gardens, creating a serene and private outdoor retreat. A traditional stone wall defines the boundary, while sweeping lawns provide a beautiful backdrop for relaxation or play. Mature shrubs and established borders add colour and character throughout the seasons, ensuring the garden is as charming as it is practical.

#### FRONT

This property forms part of an exclusive development of just three homes, which share the gravel driveway. The frontage provides off-road parking for multiple vehicles, with lawned areas to either side. There is access to double carport

#### CAR PORT

#### SERVICES

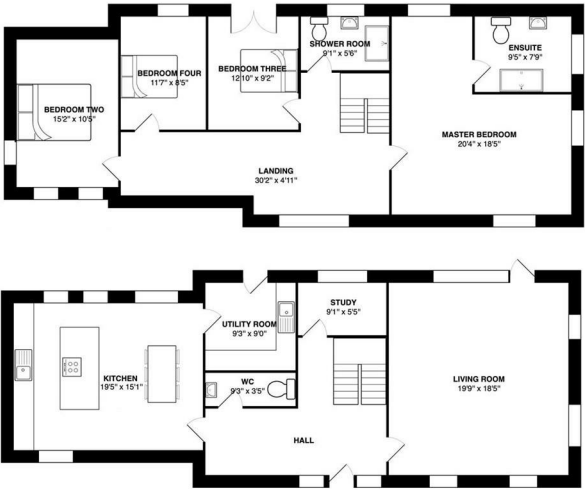
Mains gas, water and electricity are connected.

#### HOW TO GET THERE

From Northampton town centre, proceed in an easterly direction along the A4500 passing Northampton Train Station and continuing towards St James. Take the left-hand lane past Franklins Gardens and continue along the A4500, and take a right-hand turning at the main traffic lights leading onto Duston Road. At the traffic lights, proceed left onto Tollgate Way, taking the first right onto Main Road, entering the village of Duston. Before reaching the roundabout, the property can be found on the left-hand side. Enter the gravel driveway and proceed to the left.

#### LOCAL AMENITIES

Duston is situated approximately three miles from Northampton town centre with good road links to the M1 junction 16, approximately 4 miles away, and rail links from Northampton to Euston from Castle Station approximately three miles distant. Duston boasts a full range of shopping facilities including supermarkets at Sixfields and local school facilities within walking distance. The area also includes a cinema and football stadium, as well as many restaurants and pubs.



Approximate Total Area: 2136 ft²