

GREENER **Country** HOUSES & COTTAGES

9 Westleigh Office Park, Northampton, NN3 6BW
T: 01604 230222 F: 01604 232627
www.richardgreener.co.uk



ESTATE AGENTS



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Summer House Cottage Main Road, Duston, Northampton, Northamptonshire, NN5 6JB

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A beautifully crafted two-bedroom stone barn set on a generous plot in the heart of Duston Village, just moments from Northampton Town Centre. Recently built and finished to an exceptional standard, this home combines modern quality with timeless character. The bespoke farmhouse-style kitchen, complete with exposed beams, sets the tone for the ground floor, where you will also find a hand-built utility area with WC and a welcoming lounge designed for relaxed living. Upstairs, two spacious double bedrooms offer comfort and charm, alongside a stylish family shower room. To the rear, a vast south-facing garden provides the perfect space to unwind, enjoy the sunshine, and entertain, while the front of the property offers ample off-road parking for several vehicles, with the added benefit of planning permission for an oak-framed carport if required. This individually designed home is one of just three exclusive new dwellings within a private development, making it a rare and unique opportunity to own a property that blends craftsmanship, privacy, and convenience in an idyllic setting.

Price £595,000 Freehold

GROUND FLOOR

ENTRANCE HALL

9'04 x 7'10 + 13'10 x 3'06

Entered via a solid oak front door, there is an attractive flagstone effect tile floor, with stairs rising to the first floor and doors leading to:-

LOUNGE

13'10 x 13'07

Benefitting from a herringbone wood-effect tile floor and patio doors overlooking the rear garden. There are TV and telephone points connected.



KITCHEN/DINER

A stunning open-plan family room with exposed beams to the ceiling, windows on three elevations, allowing lots of natural light. There is a door to the side giving access to the garden.



KITCHEN AREA

24'00 x 11'06

Finished with high-quality bespoke cabinetry by The White Kitchen Company, this kitchen is a superb showcase of craftsmanship. It features a combination of floor and wall-mounted units paired with elegant white quartz worktops, matching upstands and a coordinating cooker backboard. An integrated ceramic induction hob sits beneath a sleek extractor, while a classic Belfast sink with chrome taps provides a timeless focal point. The kitchen is further equipped with a dishwasher, fridge freezer and double oven, blending traditional style with modern convenience.



DINING AREA

13'02 x 10'11 + 7'09 x 7'00

With windows overlooking the rear garden, there is enough room for a dining suite.



UTILITY

9'02 x 6'02

The bespoke units continue, with plumbing for a washing machine, and an integrated sink overlooking a window to the front. There is access to the boiler.



WC

5'04 x 5'05

Suite comprising WC and hand wash basin.

FIRST FLOOR

LANDING

7'08 x 3'10

A Velux window allows plenty of natural light into the landing and stairwell. There are doors to:-

BEDROOM ONE

13'09 x 13'10

A three casement window overlooks the rear garden. There is space for a double bed, and the carpet is fitted with high-level TV points connected.



BEDROOM TWO

13'10 x 9'05

A window to the rear and Velux to the front, there is space for a double bed and high-level TV points connected.



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 a stone outbuilding, suitable for storage. There is also potential to add an oak-framed carport, which is included in the planning permissions.

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.

OUTSIDE

REAR GARDEN

The property enjoys an attractive rear garden, predominantly laid to lawn and framed by mature shrub borders and stone boundary walls. Newly planted hedges further enhance both privacy and appeal. Benefiting from a sunny south-facing aspect, the garden provides an ideal setting for family living and summer entertaining. Gated access is available on both sides, leading to the front of the property.



Approximate Total Area: 1266 sq ft