

Balmoral,
Moulton Lane, Boughton



RICHARD  GREENER



Balmoral

Boughton

£1,450,000

This very substantial detached five bedroomed house was constructed to an individual design in the early 1950's and has been extended and refurbished by the present owners to provide accommodation of 3,500 square feet together with double garage and ample additional off road parking.

Accommodation

Ground Floor: Reception Hall | Cloakroom | Lounge | Dining Room | Kitchen | Breakfast Room | Garden Room | Boot Room | Sitting Room | Lobby | Wet Room

First Floor: Landing | Master Bedroom Suite - Dressing Room | Shoer Room Ensuite | Bedroom One | Bedroom Three | Family Bathroom | Inner Landing | Guest Bedroom Suite - Bedroom Two | Shower Room Ensuite | Bedroom Four | Shower Room Ensuite

Outside: Double Garage | Rear Garden

3,500 Square Feet

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Description

This very substantial detached five bedroomed house was constructed to an individual design in the early 1950's and has been extended and refurbished by the present owners to provide accommodation of 3,500 square feet together with double garage and ample additional off road parking.

The property stands on the prestigious south side of Moulton Lane on the edge of the village, delightful lawned and south facing gardens backing directly onto and overlooking open countryside. The interior includes three spacious reception rooms, a large kitchen/breakfast room which is open plan to a superb garden room with vaulted ceiling and picture windows to the rear.









Construction

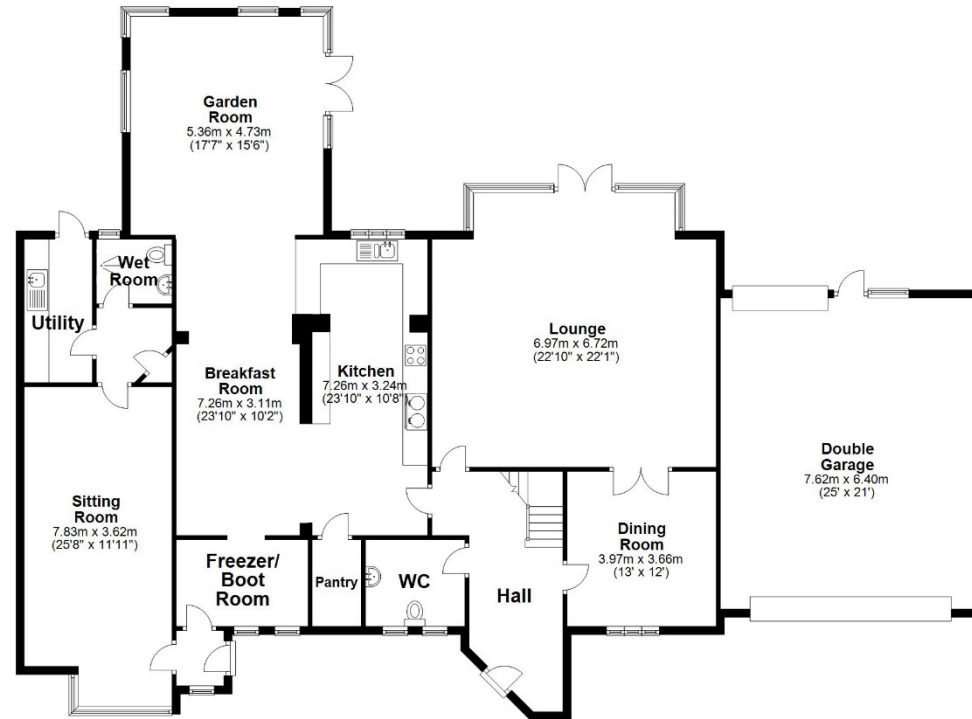
The property is constructed of rendered brick and block work beneath a clay tiled roof which was refurbished in 2024.

Outside

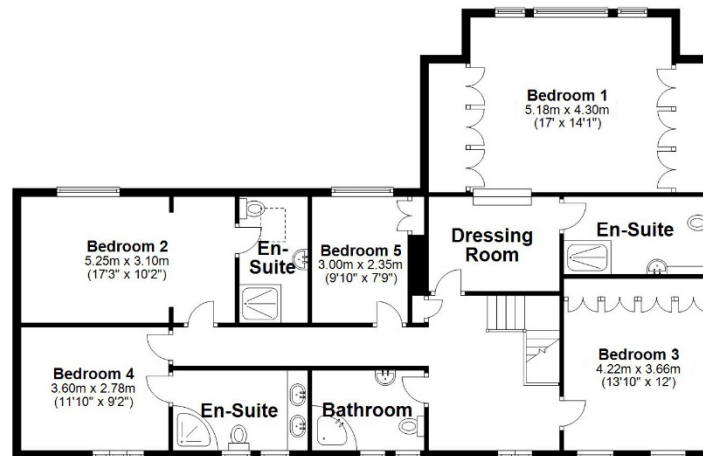
Balmoral stands in an elevated position well back from the road behind a private tarmac drive flanked by lawns and landscaped areas. The drive provides ample parking and turning space for multiple vehicles in front of the house and attached garage. There is a fine mature specimen Beech tree.



Ground Floor



First Floor



Not to scale. For illustrative purposes only



Rear Garden

Approached by an Indian lime stone terrace leading onto rose borders and up to the extensive lawns which stretch away from the house in a southerly direction bounded by mature hedges giving a high degree of privacy. The garden has an attractive ornamental Lily pond and beyond this there are a variety of tall mature trees including Apple, Palm, Willow, Birch, Cedar, Cherry, Prunus and Poplar. The garden also has the benefit of a vary rare and attractive Tulip tree. At the far end there is a kitchen garden and a timber summer house. The rear boundary backs onto and directly overlooks open farm land.

Services

Main gas, water and electricity are connected. Drainage is to a septic tank and central heating is through a combination of radiators and under floor heating from a gas fired boiler.

Local Amenities

Within the village, there is the Parish Church and the Whyte Melville Public House, Village Hall and pocket park. Local schooling is at the County Primary School, with secondary education at the Moulton School for which there is a school bus service. The village is well placed for access to a number of public schools including Oakham, Uppingham, Oundle, Rugby and Wellingborough. There is a country park and sailing club at nearby Pitsford Reservoir and the Northampton County Golf Course is at Church Brampton. There are local shops at Whitehills and a Waitrose Supermarket in Kingsthorpe.

How To Get There

From Northampton town centre, proceed in a northerly direction along the A508 Kingsthorpe Road through Kingsthorpe shopping centre and onto the Harborough Road North. Proceed out of the town and at the roundabout junction turn right signposted to Boughton along Vyse Road. Following Vyse Road into the heart of the village, turn sharp right into Church Street proceed up the hill past the Whyte Melville public house and proceed along Moulton Lane where the property stands on the right hand side.





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