



ESTATE AGENTS



GREENER **Country** HOUSES & COTTAGES



26 Christchurch Road, Abington, Northampton, Northamptonshire, NN1 5LN



# 26 Christchurch Road, Abington, Northampton, Northamptonshire, NN1 5LN

This very attractive Arts and Crafts period three-storey townhouse stands in the prestigious location of Abington Park. The spacious interior extends to just under 2,000 square feet, having been extended by a previous owner and benefits from original character features with wonderful views over the Park to the front. The current owners have extensively refurbished the property installing a wonderful bespoke kitchen and refitting the family bathroom as well as redecorating throughout. The four-bedroomed accommodation includes a superb second-floor master bedroom suite with dressing room and shower room with fabulous views over the rear garden and on the first floor, there are three bedrooms and a re-fitted family bathroom. On the ground floor, there are three reception rooms and a superb 17 x 17-foot kitchen/breakfast room which opens directly to the walled south-facing garden, where there is also a garage with rear vehicular access.

## ACCOMMODATION

### GROUND FLOOR

#### RECEPTION HALL

15'8" x 5'11"

Approached through an integral storm porch, there is a leaded light front door to the reception hall which has an oak strip floor and contains the stairs rising to the first floor with an understairs cupboard. There are partly glazed leaded light doors giving access to:-

#### LOUNGE

16'2" x 12'11"

With a superb five casement leaded light bay window to the front elevation with leaded fan lights over, this room contains an original Bells open hearth fireplace with an Arts and Crafts tiled surround. TV point.



#### STUDY/PLAYROOM

14'0" x 7'11"

Currently used as a playroom/study area, this room has an open hearth cast iron fireplace, TV point and built-in storage cupboards and drawers.

#### DINING ROOM

20'6" x 10'11"

With an exposed engineered oak floor, this room contains another fine example of an ornate cast iron Arts and Crafts fireplace, TV point and the room gives direct access to:-



#### KITCHEN/BREAKFAST ROOM

17'2" x 16'11"

Benefitting from a replacement bespoke hand-crafted kitchen comprising extensive floor and wall cabinets with granite working surfaces incorporating a Rangemaster stainless steel gas fuelled range cooker with two ovens and a five-place gas hob beneath an extractor cooker hood. There is a central island unit with a sunken single bowl stainless steel sink unit with mixer tap over and breakfast bar to the side. Space for an American-style fridge/freezer with integral combi convection/microwave oven and dishwasher. The kitchen benefits from electric underfloor heating and TV point. French doors lead from the breakfast area to the rear terrace and garden and the breakfast area benefits from a refitted lantern roof. A further door leads to:-



#### UTILITY ROOM

6'3" x 6'3"

With a Belfast sink, floor and wall cabinets with natural beech working surfaces and travertine tiled splash areas, this room has a ceramic tiled floor and there is plumbing for an automatic washing machine and a point for a tumble dryer. A door leads to:-

#### CLOAKROOM

6'4" x 2'10"

Comprising a white suite of low level close coupled WC with concealed cistern and vanity wash basin with cupboards under. There is a window to the rear elevation.

### FIRST FLOOR

#### LANDING

11'9" x 7'5"

Containing the stairs rising to the second floor and also housing the extensive linen cupboards, there are panelled doors leading to:-

### SECOND FLOOR

#### LANDING

16'11" x 7'1"

Giving access to:-



#### BEDROOM TWO

16'3" x 11'5"

With an open hearth cast iron fireplace with built-in cupboards with shelving and hanging space, TV point, this room has a three casement window overlooking the rear garden.



#### BEDROOM THREE

16'3" x 10'3"

Also with a cast iron fireplace and built-in cupboard, this room has a five casement leaded light bay window overlooking Abington Park.



#### BEDROOM FOUR

10'5" x 7'5"

With a two casement leaded light window to the front elevation.

#### FAMILY BATHROOM

7'3" x 6'4"

A refitted suite comprising panelled shower bath with glazed screen, pedestal wash basin and WC. There is a tile effect floor, a vertical heated towel rail and a two-casement window to the rear elevation.



#### MASTER BEDROOM SUITE - BEDROOM ONE

21'11" x 11'9"

A superb room with a Velux window to the front elevation and a five-casement box bay window to the rear overlooking the garden and chimney pots of neighbouring properties. There is eaves storage space, TV point and doors lead to:-



#### SHOWER ROOM EN SUITE

7'1" x 7'9"

With travertine tiled splash floor and walls with underfloor heating and a quadrant shower, together with a WC with concealed cistern and half counter top wash basin with fitted cupboards, shaver socket and Mirror. There is a Velux window to the front elevation.



#### DRESSING ROOM

6'9" x 3'0"

With a door operated light and fitted hanging rails.

#### OUTSIDE

The house stands back from Christchurch Road behind a front garden bounded by a dwarf stone wall with a wrought iron pedestrian gate leading to a block paved walkway through gravelled shrub borders.

#### REAR GARDEN

Approached by a paved terrace leading from the French doors, the garden is laid to lawn and bounded by well stocked flower borders with a variety of mature shrubs, beyond which there are established red brick walls. The garden faces in a southerly direction and a pathway leads to the garage.



#### GARAGE

18'10" x 13'10"

Constructed of partly rendered brickwork and with a refitted flat roof, the garage is approached through an electric door giving rear vehicular access.

#### SERVICES

Main drainage, gas, water and electricity are connected. Central heating is through radiators from a Ideal combination boiler installed in 2021. The property is majority double glazed and there is a passive infra red security alarm system, Broadband and Sky TV connections, continuation of which are subject to the usual supplier regulations. (None of these services has been tested).

#### COUNCIL TAX

West Northamptonshire Council - Band E

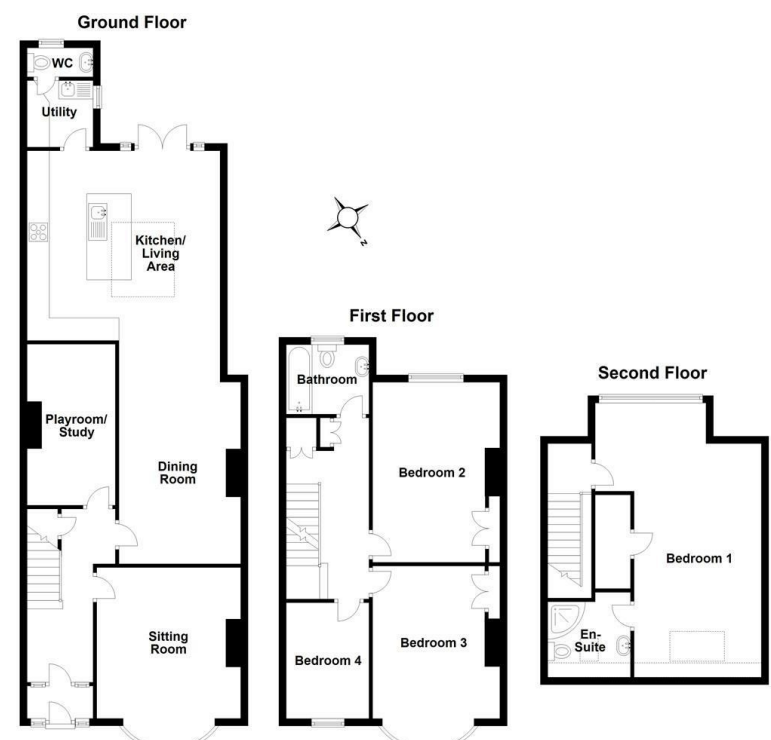
#### LOCAL AMENITIES

There are a variety of shops on the Wellingborough Road, including a supermarket, banks, fashion and furniture stores, newsagents and greengrocers as well as a bus service from the Wellingborough Road to Northampton town centre. Local schools include secondary schooling at Northampton School for Boys on the Billing Road and ample Primary schooling is available. Motorway access is via Rushmere Road and then Nene Valley Way to Junction 15.

#### HOW TO GET THERE

From Northampton town centre proceed in a north easterly direction along the A4500 Wellingborough Road to the traffic light junction between Allen Road and Manfield Road. Christchurch stands directly ahead and take the right filter, forking right into Christchurch Road beyond the traffic lights. Continue to the junction with Ardington Road and carry straight on where the property stands on the right hand side.

#### DOING31052023/



Not to scale. For illustrative purposes only