



Court House, 4 Court House Close, Creaton, Northamptonshire, NN6 8NP

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Price £1,200,000 Freehold

This very attractive detached early 18th century period stone house stands in private partly walled gardens of approximately 0.4 of an acre on the outskirts of the village of Creton.

The seven bedroomed accommodation is arranged over three floors together with a two roomed cellar and has been immaculately maintained and upgraded by the present owners with accommodation extending to approximately 3,500 square feet including three reception rooms, a superb 27ft long kitchen/breakfast room opening to an orangery together with garaging for three vehicles. The property retains a wealth of character features including exposed beams and an inglenook fireplace and externally the lawned gardens include an Oak framed logier with integrated hot tub and fireplace.



ACCOMMODATION

RECEPTION HALL 14'08 x 10'00 (4.47m x 3.05m)

The spacious central hall has a herringbone Oak parquet floor beneath a box beam ceiling with a passage leading to the drawing room and containing the stairs rising to the first floor with understairs access to the cellars.

CLOAKROOM 5'09 x 3'06 (1.75m x 1.07m)

Fitted with a Vilroy & Boch suite of WC and oval steel wash basin on stand, there is ceramic tiled flooring and an oculi window to the front elevation.

DRAWING ROOM 17'03 x 14'11 (5.26m x 4.55m)

A well proportioned room with an exposed Oak beam and inglenook fireplace with a stone back behind an Oak beam with cast iron log burner standing on a stone hearth. There is a shuttered three casement window to the front elevation and a window seat to the rear elevation as well as an Alice door to the garden.

DINING ROOM 15'00 x 14'10 (4.57m x 4.52m)

Currently used as a games room this room also has an exposed beam over a herringbone parquet floor. There is an open hearth fireplace with moulded limestone mantle and fitted book cases. A three casement window overlooks the front garden and there is an internal window to the orangery.

KITCHEN/BREAKFAST ROOM 27'10 x 12' 07 (8.48m x 3.66m 2.13m)

A light and spacious open plan area with bespoke floor and wall cabinets with limestone work surfaces incorporating a copper one and half bowl sink unit with mixer tap. There is an island unit with a built in Miele oven and the focal point is the Britannia range cooker with two ovens, grill, drawer, six place gas hob and griddle. Built in appliances include the Miele larder fridge and dishwasher and the limestone flooring continues through to the breakfast area where there are French doors opening to the rear garden. An archway leads to:-

ORANGERY 17'05 x 14'00 (5.31m x 4.27m)

A continuation of the open plan living space with a vaulted glass roof and gable, picture windows and French doors opening to the rear terrace and garden. There is a herringbone parquet floor, tv point and fitted book cases with cupboards under. A door leads to:-

LOBBY

Housing the utilities cupboard with mains pressure hot water cylinder and providing useful storage space this lobby has a herringbone brick floor and internal doors to the garage and a further door to:-

UTILITY ROOM 9'10 x 9'07 3.00m x 2.92m)

Fitted with further floor and wall cabinets with hardwood Oak work surfaces incorporating a Belfast sink and plumbing for automatic washing machine. There is an American style fridge/freezer with ice maker, a Velux roof light and a door leading to:-

OFFICE 14'00 x 8'09 (4.27m x 2.67m)

Currently used as a gym this room has twin Velux roof lights, a range of fitted cupboards with shelving to one wall and an open fronted book case to another. There are French doors leading to the rear terrace and gardens.

BASEMENT

Approached from the under stairs cupboard by a trap door with steps leading to:-

CELLAR ONE 13'10 x 13'01 (4.22m x 3.99m)

With light connected.

CELLAR TWO

With barrel vaulted ceiling.



FIRST FLOOR

LANDING 17'11 x 4'01 (5.46m x 1.24m)

With a two casement window to the rear elevation and containing the stairs rising to the second floor. There are doors opening to:-

BEDROOM ONE 15'00 x 14'02 (4.57m x 4.32m)

With an exposed ceiling beam, range of fitted wardrobes with shelving and hanging space and three casement windows to both front and rear elevations.

BATHROOM 13'03 x 8'11 (4.04m x 2.72m)

Re fitted by Bells of Northampton with a white suite comprising twin ended bath with side mixer tap, Victoria & Albert twin wash basins on stands with mirrors over with integral lighting, ceramic tiled shower suite with rain shower and adjustable head, Vilroy & Boch wc with concealed cistern and ceramic tiling. The bathroom has a vaulted ceiling, vertical heated towel rail and three casement window to the rear elevation.

BEDROOM TWO 17'02 x 14'00 (5.23m x 4.27m)

With double and triple casement windows overlooking the rear garden, there is a range of fitted cupboards with shelving to one wall.

BEDROOM THREE 16'01 x 10'03 (4.90m x 3.12m)

With exposed Elm boarded floor and three casement window to front elevation. There is a fitted bookcase.

BEDROOM FOUR 15'06 x 10'07 (4.72m x 3.23m)

Another double room with a box ceiling beam, built in wardrobes with shelving, hanging space and drawers and a three casement window to the front elevation.

BATHROOM ENSUITE 14'06 x 4'00 (4.42m x 1.22m)

Refitted with a corner bath, ceramic tiled shower cubicle with glazed sliding door, Vilroy & Boch wc and wash basin on stand. There is also a vertical heated towel rail.



SECOND FLOOR

LANDING 19'01 x 4'05 (5.82m x 1.35m)

With windows to the rear elevation and doors to:-

BEDROOM FIVE 16'03 x 15'04 (4.95m x 4.67m)

A very spacious double room with built in cupboards with shelving and hanging space and three casement window to the front elevation enjoying countryside views.

BEDROOM SIX 17'01 x 10'04 (5.21m x 3.15m)

Another large double room with built in wardrobe with shelving and hanging space and countryside views.

BEDROOM SEVEN 15'04 x 11'00 (4.67m x 3.35m)

With windows to both front and rear elevations, one with window seat, there is a built in wardrobe and a walk in storage closet, a door leads to:-

SHOWER ROOM ENSUITE 10'07 x 4'01 (3.23m x 1.24m)

With a white suite of tiled shower cubicle with sliding door, wc and Vilroy & Boch on stand. There is a wall mounted cabinet and vertical heated towel rail.

OUTSIDE

Court House is screened from the road behind a deep front garden where there are established Beech and pleached Hornbeam hedges. The house is approached through electrically operated double gates opening to a gravel drive flanked by lawns and well stocked flower borders with a variety of established shrubs and topiary hedges. The drive leads to the garaging and there is a further gate at the side of the house leading to the rear garden.

DOUBLE GARAGE

The Oak framed garage has a hipped slate roof and one side is enclosed with double leaf doors, the other providing hovel garaging. There is light and power connected.

ATTACHED GARAGE 14'10 x 10'09 maximum (4.52m x 3.28m)

With a built in inspection pit the garage houses the gas fired boiler and is approached through double leaf doors.

REAR GARDEN

Approached by an Indian stone terrace beneath a Apropos glass canopy where there is an external water point. The terraces stretch to the side of the house which is screened by pleached Holly hedging approached through a side gate. The lawns stretch away from the rear of the house to the west and the garden is partly walled with established stone brick walls and hedged with mature privet and part post and rail. There are a number of mature trees and established topiary shrubs include Yew, Box, Laurel and Red Robin. There is a circular cobble terrace with steps leading up to a further terrace beneath an Oak framed Loggia measuring 23ft 4 x 19ft 7 with a sunken hot tub beneath and an open hearth fireplace.

SERVICES

Main drainage, gas, water and electricity are connected. Central heating is underfloor to parts of the ground floor with radiators to the remainder from a gas fired boiler with mains pressure unvented hot water cylinder. The property has a GIGA Clear fibre optic broadband connection.

LOCAL AMENITIES

Within the village there is the historic parish Church, community shop and Post Office. There is a village recreation ground and the village is well placed for access to Maidwell Hall and Spratton Hall preparatory schools, Pitsford Public School as well as Rugby, Oundle, Uppingham, Oakham and Wellingborough Co-educational public schools and the Northampton High School for girls.

COUNCIL TAX

Daventry District Council – Band G

HOW TO GET THERE

From Northampton proceed in an northerly direction along the A508/Harborough Road through Kingsthorpe and fork left onto the A5199/Welford Road leaving the town and passing through the village of Chapel Brampton. Continue along the Welford Road passing through Spratton and onto Creaton. On approaching the village take the first turning on the right into Grooms Lane and follow this lane down the hill to the junction with the Brixworth Road. Turn left and then turn second left opposite Creaton childrens park into the Jetty then first left into Court House Close where Court House stands on the right hand side.

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Not to scale. For illustrative purposes only



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