Myrtle Cottage 18 Vineyard Gardens, Brixworth, Northampton, Northamptonshire, NN6 0FP

GREENER Country HOUSES & COTTAGES

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Myrtle Cottage 18 Vineyard Gardens, Brixworth, Northampton, Northamptonshire, NN6 9FR

This stylish brand new terrace two storey house is constructed of brick beneath a pan tiled roof and stands in an enviable location on the outskirts of Vineyard Gardens with partial countryside views to the rear. The interior includes master and guest bedroom suites each with ensuite facilities together with a superb open plan kitchen/living area and the bespoke kitchen fitted by Grand Union Designs to their customary high standard and fully fitted with appliances. The property has private off road parking bays and a private lawned rear garden which extends to approximately 33 ft in length. Purchasers on this property must be over 55 years of age.

Price £325,000 Freehold

ACCOMMODATION

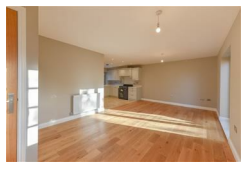
GROUND FLOOR

RECEPTION HALL
17'6 x 4'09
Approached through a composite front door, the hall has an engineered oak flooring running through to the stair case which rises to the first floor and there are hardwood internal doors giving access to:-

CLOAKROOM
6'05 x 5'00
Comprising a white suite of vanity wash basin with drawers under and W.C. There is a ceramic tiled floor and splash area and a two casement window to the front elevation.

KITCHEN AREA
11'00 x 10'00
Fitted with high quality bespoke floor and wall painted cabinets by Grand Union Designs with polished quartz worksurfaces and stainless a steel under slung sink unit with mixer tap over. Integrated compliances comprise the SMEG range cooker with two ovens, grill and gas hob beneath a concealed Bosch cooker hood and there is a built in Bosch automatic dishwasher. There is an integrated larder fridge and freezer, an integrated washing machine and concealed Hailo waste bin as well as pan drawers and concealed worktop lighting. A two casement window opens to the front elevation.

LIVING AREA
21'03 x 11'10
A spacious open plan area with engineered oak flooring and two casement window and French door opening to the rear terrace and garden beyond. There are TV and media points and a useful walk in storage cupboard measuring 5ft x 3ft 3.



FIRST FLOOR

LANDING
10'09 x 10'03
Approached by the winding staircase, there is a roof void access hatch to a loft area and there is an attractive balustrade with oak handrail and straight spindles. A door opens to:-

BEDROOM ONE
12'05 x 10'08
With a built in wardrobe, with shelving and hanging space and sliding doors, there is a roof void access hatch and French doors opening to a Juliet balcony to the front elevation. A doors leads to:-

BATHROOM ENSUITE
9'00 x 6'05
With a white Roca suite of bath with mixer tap/shower attachment over and height adjustable shower with glazed screen, WC with concealed cistern and pedestal wash basin with mirror fronted cabinet over with integrated lighting, vertical heated towel rail and shaver socket. There are ceramic tiled splash areas and a window to the front elevation.

BEDROOM TWO
11'03 x 9'05
Built in wardrobes with shelving and hanging space and sliding doors, there is a Juliet balcony to the rear elevation with countryside views and an outlook over the rear garden. A door leads to:-

SHOWER ROOM ENSUITE
9'01 x 4'04
With a white suite comprising ceramic tiled shower cubicle with sliding glazed door, Roca vanity wash basin with cupboards under, WC and mirror fronted cabinet with integrated lights, vertical heated towel rail and shaver socket. There is a window to the rear elevation.

OUTSIDE
Plot 5, 18 Vineyard Gardens approached from the estate road leading to twin block paved off road parking bays with a pathway leading to the front door. There is a communal access at the side of the adjoining property which gives pedestrian access to the rear garden.

REAR GARDEN
Approached by a York stone paved terrace where there is an external water point and external lighting. The terrace leads onto a level lawn which will be laid to turf and bounded by low brick wall surmounted by close boarded fencing with a pathway leading to a pedestrian gate at the rear. The garden extends to a depth of approximately 33 ft.

SERVICES
Main electricity, water and gas are connected. Drainage is to a private Klargester system shared with a number of other dwellings on the site. Central heating is through radiators from an Ideal combination gas fired boiler also proving domestic hot water.

MANAGEMENT COMPANY
Maintenance of the common areas and lighting will be provided by the management company with each owner making a service charge contribution currently £1,280 per annum for the 2025/2026 year.

DETAILS OF THE SPECIFICATION
The property is fitted throughout to a very high standard with hardwood oak internal doors with brushed aluminium door furniture, high quality bespoke kitchen with Bosch appliances, engineered oak flooring to the living room and reception hall and high quality sanitary ware from the Roca range as well as LED spotlighting and TV and media points in the principal

DISABLED ACCESS LIFT
The properties have been constructed under a Class C Two planning consent for extra care occupation should this be required and provision has been made to retro fit an internal lift between the living room and first floor landing should purchasers so wish. The cost of installing the lift would be at the purchasers expense and subject to individual quotation.

EXTRACARE OCCUPANCY
Extracare properties are available to purchase by over 55's only however is not dependant upon the provision of professional care services. Owner/occupiers must be able to show that they require a minimum of 1 ½ hours care provision a week and this service may be provided by a visiting family member or a person living at the property.

LOCAL AMENITIES
Within the village of Brixworth there is the historic Saxon Church, two public houses, a restaurant, coffee shop, takeaways, the Brixworth Primary School with secondary education at near by Moulton and Guilsborough County Schools. Pitsford Reservoir and the Brixworth Country Park stand close by and Brixworth Medical Centre. Rail links are from Northampton Castle Station to London Euston and Long Buckby to Birmingham New Street. The site is adjacent to the Brixworth Cricket and Tennis Clubs.

COUNCIL TAX
Daventry District Council - Band C

HOW TO GET THERE
From Northampton proceed in a northerly direction along the A508 Market Harborough Road leaving to the town and passing the villages of Boughton and Pitsford. Continue onto the roundabout on the south side of Brixworth adjacent to Pitsford Water and take the first exit on the left onto the Northampton Road heading towards Brixworth. The access to Vineyard Gardens is the second turning on the left hand side also leading to Brixworth Cricket Club. Follow the road to the end and at the roundabout and the cottages stand to the rear of the roundabout.

AGENTS NOTE
Please note some internal photographs shown are of a similar property on the development and are used to show specification only.

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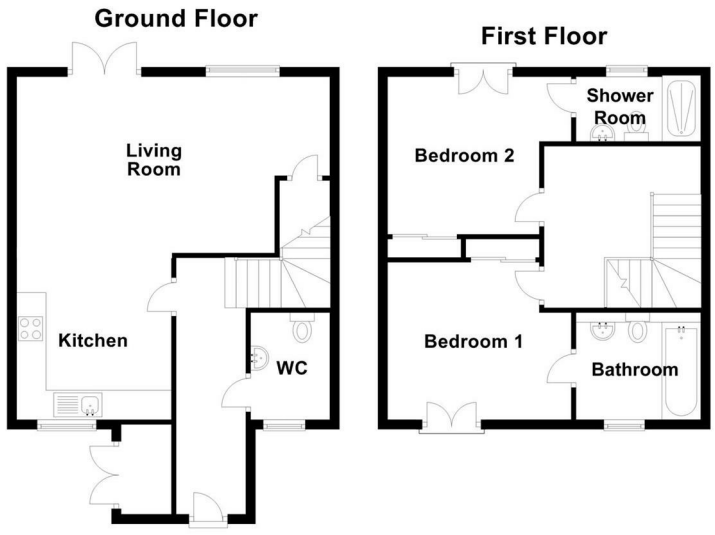

Not to scale. For illustrative purposes only