

Wychmore

Sandy Lane, Church Brampton



RICHARD  GREENER



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Sandy Lane
Church Brampton

£1,900,000

An outstanding individual detached three storey house together with triple garage block with annex.

Accommodation

Ground Floor: Reception Hall | Drawing Room | Dining Room |
Study | Kitchen | Family/Breakfast Room | Utility Room |
Cloak/Shower Room

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

Second Floor: Landing | Bedroom Five | Bathroom Two

Outside: Triple Garage Block | Annex | Party Barn | Barbeque
Logia

Annex: Bedroom | Shower Room

4,500 square feet

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Description

This outstanding individual detached three storey house extends to in excess of 4,500 square feet together with a detached triple garage block with annex and stands in private lawned gardens of approximately two thirds of an acre with outdoor swimming pool and party barn.

The house was constructed in the 1950's and extended and refurbished by the present owners to include the installation of a superb kitchen/breakfast room by Grand Union designs including three reception rooms and five bedrooms of which two have suites and there are two further bath and shower rooms.

The interior has been updated and remodelled within the past two years and is offered in immaculate order with high quality fixtures and fittings befitting of a house of this calibre in a high premium location.











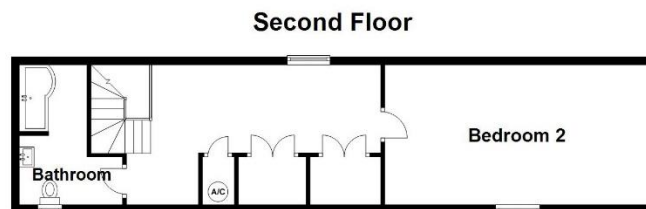
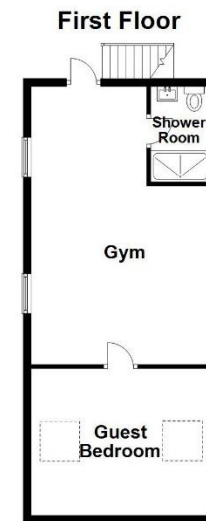
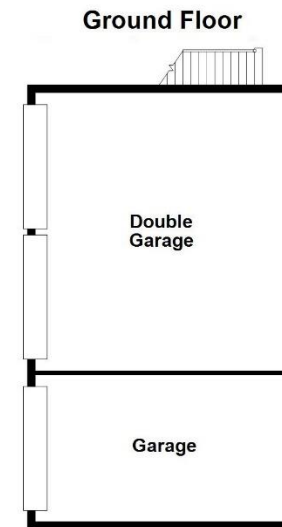
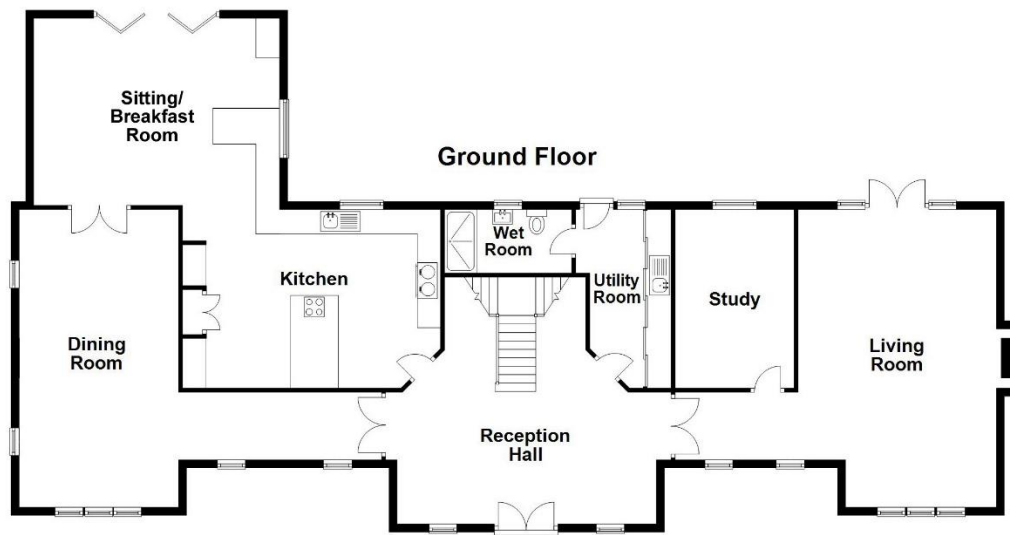
Outside

Wychmore stands back from Sandy Lane approached through electrically operated double leaf wrought iron gates on pillars which open to a large circular drive with block paved parking in front of the house and the detached triple garage block. The front of the house is screened from the road behind a mature Beech hedge and a variety of established trees including Pine and Fir and the driveway continues along the side of the triple garage giving vehicle access to the garden at the rear.

Party Barn

The air conditioned party barn is fitted with herringbone parquet LVT flooring and bi-folding doors opening to a covered barbeque area. Internally there is an island bar with concealed power and media sockets, cutlery drawers, waste bins and cupboards. There is a range of display cabinets with mirror backed shelving and a champagne bar with twin wine chillers and Bosch automatic dishwasher together with larder fridge. At the far end of the room there is a TV point and a built in WC with a white suite of WC with concealed cistern, countertop wash basin with mixer tap.





Not to scale. For illustrative purposes only



Barbeque Logia

Standing to the side of the party barn with a tiled oak effect floor there is a Bull barbeque with hob, stainless steel sink, built in fridge, cupboards and drawers and at the rear there is a housing for the pool pump and heater system.

Gardens

The rear garden faces in a south westerly direction and is largely laid to lawn bounded by established beech hedging and with a number of mature trees including Beech, Silver Birch and Home Oak. The gardens provide a high degree of privacy.

How To Get There

From Northampton proceed in a north westerly direction along the A5199 Welford Road to the junction with Brampton Lane at the Windhover public house. Continue along the road passing over the river and taking the first left turning sign posted to Church Brampton along Sandy Lane. Continue up the hill passing the Brampton Heath golf centre on the left hand side and on entering the village of Church Brampton continue straight on towards the junction with Harlestone Road and Wychmore stands on the left hand side.

Local Amenities

Church Brampton is the home of the Northamptonshire County Golf Club, one of the finest heathland courses in central England. There is also the Parish Church of St Botolph and The Bramptons Primary School at Chapel Brampton as well as the Sedgebrook Hall Hotel and Conference Centre. There is a Waitrose supermarket at Kingsthorpe. Sailing and fishing are available at Pitsford Reservoir and the M1 motorway north bound is accessible via Junction 16 and south bound via Junction 15A. There are a number of public schools in the area including Oakham, Uppingham, Oundle, Rugby, Wellingborough and the Northampton School for Girls.





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