

GREENER **Country** HOUSES & COTTAGES

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ESTATE AGENTS



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Vine Cottage, Stable Lane, Church Brampton, Northampton, NN6 8BH

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Vine Cottage is a modern four bedroom detached family house constructed to a split level design and believed to date from the early 1980's standing in south facing gardens on the edge of Church Brampton, one of the most sought after villages in north Northamptonshire. The interior now offers scope for modernisation and refurbishment with three reception rooms, four bedrooms and two bathrooms extending to approximately 2,100 square feet together with an attached double garage and driveway parking.

Price **£725,000 Freehold**

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

12'6 x 8'3
With an acanthus leaf corniced ceiling the central hall contains the stairs rising to the first floor and double leaf panel glazed doors lead directly to the dining room and further doors giving access to:-

CLOAKROOM

11'0 x 2'11 overall
Approached by an inner hallway also giving access to the kitchen, the cloakroom has a suite of WC with concealed cistern and bracket wash basin.

DINING ROOM

15'9 x 10'5
Also with a coved ceiling and a three casement window overlooking the rear garden an archway gives direct access to the kitchen and panel glazed doors lead to:-



LOUNGE

18'11 x 14'7
A through room with corniced ceiling, three casement window to the front elevation, open hearth fireplace with gas living flame fire standing within a mahogany mantle with shelving to the side and sliding patio doors open to a balcony which overlooks the rear garden.

KITCHEN

19'0 x 9'1
With oak fronted floor and wall cabinets with laminated working surfaces, Asterite twin bowl sink unit with mixer tap over, Hygena turbo mid level oven with housing for microwave over, four place gas hob and plumbing for dishwasher. There is a window to the side elevation and a door leading to the garden access. A further door leads to a side hall giving access to the garage.



LOWER GROUND FLOOR

HALL

6'4 x 3'10
A door to the rear garden and giving access to:-

GARDEN ROOM

14'4 x 11'5
With casement windows to two elevations overlooking the south facing gardens.



BATHROOM

7'4 x 6'5
With a pink suite of panelled bath, wash basin, WC and bidet. Ceramic tiled splash areas and window to the side.

BASEMENT LEVEL

HALLWAY

6'6 x 5'0
Giving access to:-



BEDROOM TWO

18'2 x 1'43
A spacious double room with windows to two elevations and alcove display niches.



STUDY

11'11 x 10'1
Three casement window to the rear elevation, under stairs storage cupboard and Ideal Mexico gas fired boiler.

WINE CELLAR

7'7 x 5'6
Useful storage space currently used as a wine cellar.

FIRST FLOOR

LANDING

18'9 x 3'6
With Velux roof lights and hatches to each eaves storage cupboards and also the walk in linen cupboard with slatted shelving. Doors lead to:-

BEDROOM ONE

16'0 x 14'8
With a vaulted ceiling and a range of mirror fronted sliding doors with wardrobes to one wall there are fitted dressing table and drawers and a two casement dormer window to the front elevation.



BEDROOM THREE

16'11 x 11'3
Another spacious double room with a vaulted ceiling, gable wall housing a stained glass leaded light oculi window. There are built in wardrobes and a two casement dormer window overlooking the rear garden.



BEDROOM FOUR

12'4 x 9'0
With a two casement dormer window to the front elevation with views over the fields opposite.

BATHROOM

12'0 x 9'4
A sage suite of panelled bath, pedestal wash basin, WC and bidet. There is a ceramic tiled shower cubicle and a two casement window to the front elevation.



OUTSIDE

Vine Cottage is approached by a private tarmac drive which leads to the attached double garage.

DOUBLE GARAGE

18'8 x 18'0
Approached through individual up and over doors there are light and power connections, a glazed door to the rear garden and a sliding door giving access to the side hall.

SIDE HALL

9'1 x 3'8

REAR GARDEN

Approached by a paved terrace with steps down to the level lawn, the south facing rear garden is bounded by established stone walls and close boarded fencing with a variety of mature shrubs and creepers giving a high degree of privacy. There is an aluminium framed greenhouse and steps at the side of the house lead to a gateway giving access to the drive.



SERVICES

Main drainage, gas, water and electricity are connected. Central heating is through radiators from an Ideal Mexico gas fired boiler also providing domestic hot water.

COUNCIL TAX

West Northamptonshire Council - Band G

LOCAL AMENITIES

Church Brampton is the home of the Northamptonshire County Golf Club, one of the finest heathland courses in central England, Parish Church of St Botolph and The Bramptons Primary School at Chapel Brampton and 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 via Junction 16 and south bound via Junction 15A.

HOW TO GET THERE

From Northampton proceed in a north westerly direction along the A5123 Welford Road from Kingsthorpe High Street leading to the outskirts of the town, there is a roundabout junction with Brampton Lane. Take the first exit across the Brampton Valley to the next roundabout and then the second exit signposted to Sandy Lane which leads into the village of Church Brampton. At the cross roads with Harlestone Road continue straight on into the village and take the last turning on the left hand side into Stable Lane and continue to the end of Stable Lane where the property stands on the left hand side just before the entrance to Brampton Stables.

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