

# Hillside

## Stable Lane Church Brampton



RICHARD  GREENER







# Hillside

Stable Lane  
Church Brampton

£1,650,000

This outstanding individual detached three storey house is believed to date from the 18th Century. The interior retains a wealth of original features and has been extensively refurbished.

## Accommodation

Ground Floor: Reception Hall | Cloakroom | Drawing Room |  
Sitting Room | Dining Room | Kitchen/Breakfast Room | Utility  
Room

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

Second Floor: Landing | Bedroom Four/Guest Suite | Ensuite  
Dressing Area | Shower Room Ensuite | Bedroom Five | Bathroom

Outside: Double Garage | Work From Home Office

**Approximately 3,964 square feet (including outbuildings and  
garage)**

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## Description

This outstanding individual detached three storey house is believed to date from the 18th Century constructed of Ashlar ironstone beneath a pitched tiled roof and offering accommodation in excess of 3,000 square feet.

The interior which retains a wealth of original features has been extensively refurbished to provide five bedroomed accommodation including two suites and two additional bathrooms together with three reception rooms, kitchen and utility/boot room as well as a work from home office.

The house has the benefit of planning permission to extend if required and stands in superb private lawned gardens which extend to approximately 0.7 of an acre which enjoy countryside views to the rear.













## Outside

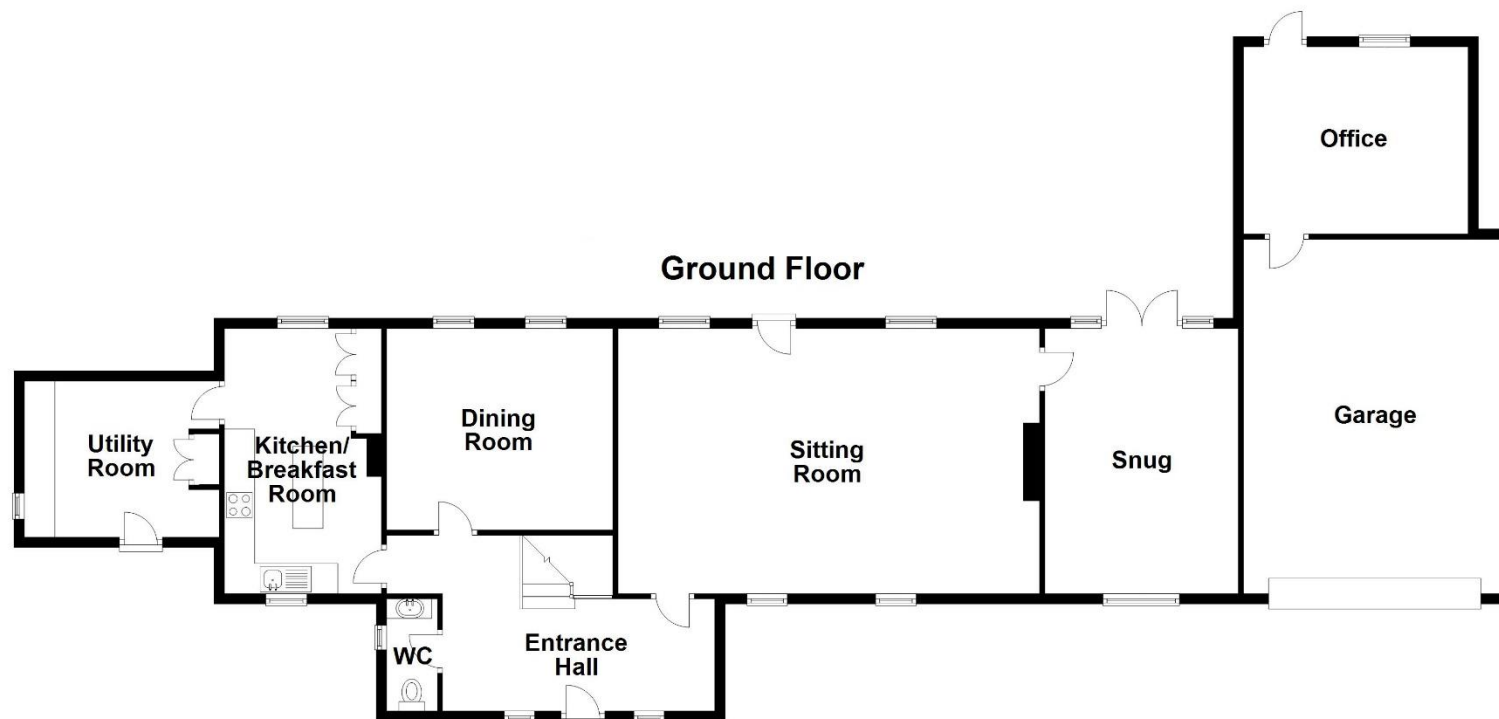
Hillside is approached through an electrically operated wrought iron gate from Stable Lane leading to a private gravelled drive with ample parking and turning space for numerous vehicles. There is a concrete drive leading to the attached garage and the driveway is framed by well stocked flower borders with a variety of established shrubs and small trees. In the far corner of the garden there is a store measuring 15'9 x 11'7 and a log store.

## Planning

Planning consent was granted on the xxxx 2022 to extend the kitchen and add an additional reception room. A copy of the plans are included with these particulars. The property is approved by a private road and is not listed.



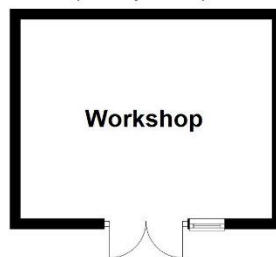




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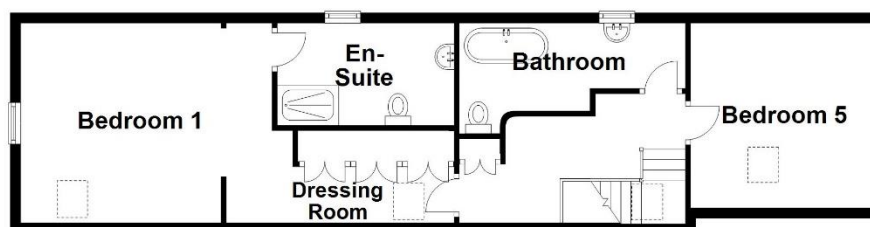
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**First Floor**



**Second Floor**



Not to scale. For illustrative purposes only





## Recent Improvements

The present owners have replaced all of the windows with high quality double glazing throughout, replaced the roller shutter garage door together with the installation of an electric vehicle charging point and have reinsulated and boarded the loft space.

## 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 Holdenby Road and bear left then right as if leaving the village and take the last turning on the left hand side into Stable Lane where the entrance to the property 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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