

17 High Street

Long Buckby, Northampton, NN6 7RE

Offers In Excess Of £750,000 Freehold



A charming five bedroom character property measuring over 2930 sq ft, set over three floors with additional self contained one bedroomed annexe . The owners have modernised areas of the house sympathetically, whilst maintaining original fireplaces.

The full accommodation comprises entrance hall with staircase rising to the first floor, dual aspect sitting room with impressive fireplace and log burner, formal dining room, country kitchen with adjoining utility room and WC.

To the first floor galleried landing is the master bedroom with dressing room and four piece en-suite bathroom, bedrooms two and five and the family bathroom. The second floor features two further double bedrooms and a Jack & Jill en-suite.

The annexe can be accessed by the main house sitting room or externally from the driveway. Converted to a high specification featuring a living area with vaulted ceiling and full height windows to one side, a contemporary kitchen with granite work surfaces and integrated appliances, fully tiled shower room and bedroom to the mezzanine floor.

Outside the sweeping drive is accessed via electric gates providing ample off road parking and access to the garage. The drive extends to the side where there is additional storage space and wood store. The rear garden is wonderfully set out with entertaining terrace, raised lawn and mature shrub borders. The brick built kitchen island features granite work surfaces, stainless steel storage cupboards, BBQ, sink and space for a fridge - ideal for al fresco dining.

Viewing is highly recommended to fully appreciate this extensive and versatile family home. EPC Rating: D

STORM PORCH

Two obscure windows to side elevation with window seats under. Tiled floor. Overhung shelter with lighting.

ENTRANCE HALL

Original sash window to front elevation. Glazed window to rear elevation. Entry via hardwood door with obscure glazed inserts. Feature tiled floor. Original bell. Staircase rising to first floor landing with space for study/relaxing furniture. Two radiators. Wall light point.

WC 1.75m x 1.14m (5'9 x 3'9)

Obscure glazed window to side elevation. Radiator. Fitted two piece suite comprising low level WC and pedestal wash hand basin. Tiling to splash back areas.

SITTING ROOM 4.88m x 10.06m (16'0 x 33'0)

Dual aspect with original sash windows to front elevation. Glazed French doors to rear elevation. Feature fireplace with Herringbone brickwork surround. Inset cast iron fuel burner and oak beam. Wall light points. Television point. Radiator. Door to annexe.

DINING ROOM 4.04m x 4.09m (13'3 x 13'5)

Original sash window to front elevation. Glazed picture window to rear elevation. Feature ceiling beams. Feature decorative fireplace with tiled hearth and marble mantel. Original storage cupboards. Original picture rail.

KITCHEN 4.98m x 3.48m (16'4 x 11'5)

Dual aspect glazed window to side elevations. Glazed door to garden. Fitted with a range of wooden country style wall mounted and base level cupboards and drawers with wooden work surfaces over. Ceramic Belfast sink. Space for Range cooker. Integrated dishwasher. Tiling to splash back areas. Feature ceiling beams with recessed spotlights. Access to cellar. Door to:

UTILITY 1.75m x 2.90m (5'9 x 9'6)

Glazed window to rear elevation. Fitted units to match the kitchen with work surfaces over. Stainless steel sink and drainer unit. Space and plumbing for washing machine, tumble dryer and fridge/freezer. Additional pantry space. Door to WC.

CELLAR

Concrete steps down, approximately the same size as the kitchen. Light.

FIRST FLOOR LANDING

Galleried landing with original sash window to front elevation. Feature decorative fireplace and ceiling beams. Original storage cupboards. Radiator. Doors to:

BEDROOM ONE 4.88m x 5.92m (16'0 x 19'5)

Two original glazed windows to front elevation. Glazed double doors to Juliet balcony/rear elevation. Vaulted ceiling with recessed spotlights. Two radiators. Doors to:

DRESSING ROOM 2.26m x 2.51m (7'5 x 8'3)

Fitted hanging space and storage to both sides. Recessed spotlights. Radiator.

EN-SUITE 2.59m x 2.51m (8'6 x 8'3)

Obscure glazed window to rear elevation. Velux roof light. Fitted four piece suite comprising low level WC, pedestal wash hand basin, corner shower cubicle with drench shower and freestanding roll top bath with central taps. Heated towel rail. Recessed spotlights. Extractor fan. Tiling to splash back areas.

BEDROOM TWO 3.35m x 3.18m (11'0 x 10'5)

Original sash window to front elevation. Original storage cupboard. Built in wardrobe also housing mains fusebox. Radiator.

BEDROOM FIVE/DRESSING ROOM 2.49m x 2.54m (8'2 x 8'4)

Glazed window to side elevation. Radiator. Access to loft space. Currently used as a dressing room with make up table but suitable as a study/bedroom etc.

FAMILY BATHROOM 2.34m x 3.58m (7'8 x 11'9)

Dual aspect with two glazed windows to side elevation. Fitted four piece suite comprising low level WC, pedestal wash hand basin, panelled bath tub and tiled shower cubicle. Tiled walls. Heated towel rail. Built in airing cupboard housing water tank and gas boiler (Installed 2020).

SECOND FLOOR LANDING

Glazed window to rear elevation. Doors to:

BEDROOM THREE 4.34m x 3.71m (14'3 x 12'2)

Glazed window to side elevation. Radiator. Access to loft space. Door to:

JACK & JILL EN-SUITE 1.88m x 1.60m (6'2 x 5'3)

Fitted three piece suite comprising low level WC, pedestal wash hand basin and tiled shower cubicle. Heated towel rail. Doors to both bedrooms.

BEDROOM FOUR 2.97m x 3.84m (9'9 x 12'7)

Glazed window to front elevation. Radiator. Door to en-suite.

ANNEXE

Accessed from the sitting room of the main house or externally from driveway.

HALL

Wood flooring. Built in storage cupboard. Recessed spotlights. Underfloor heating throughout ground floor.

LIVING AREA 6.83m x 3.23m (22'5 x 10'7)

Feature full height and picture barn windows to front elevation. Glazed door to courtyard garden. Vaulted ceiling with feature beams. Exposed brick wall detail. Television point. Cast iron spiral staircase to mezzanine bedroom. Wood flooring.

KITCHEN 2.87m x 1.63m (9'5 x 5'4)

Full height window to front elevation. Contemporary fitted kitchen with a range of wall mounted and base level cupboards and drawers with granite work surfaces over and continued splash backs. Inset stainless steel sink and taps. Integrated fridge, oven and ceramic hob with extractor canopy over. Concealed gas combination boiler. Feature ceiling beams with recessed spotlights. Wood flooring.

SHOWER ROOM 2.87m x 1.55m (9'5 x 5'1)

Feature ceiling beams with recessed spotlights. Fully tiled with fitted three piece suite comprising low level WC, wall mounted wash hand basin with chrome taps and walk in shower cubicle with drench shower head. Extractor fan. Chrome heated towel rail.

BEDROOM 3.07m x 3.53m (10'1 x 11'7)

Feature ceiling beams to vaulted roof. Recessed spotlights. Roof light window to side elevation. Wood flooring. Wall light point. Radiator.

OUTSIDE

FRONTAGE

Access via electric gates. Gravelled driveway with brick wall perimeter. Ample off road parking allowing approximately seven vehicles. Access to brick built garden store to side of annexe. Mature shrubs and flower beds.

DETACHED GARAGE 4.72m x 3.96m (15'6 x 13)

Brick built with timber double doors to front. Power and light connected.

REAR GARDEN

The driveway continues to the side with access to a green house, garden shed and sheltered wood store. Mature wisteria wrap around the house. Spacious entertaining terrace with filtered ornamental fish pond. Steps to a raised lawn area enclosed with stone wall and established shrubs. Outdoor kitchen island of brick construction with granite work surfaces under a grapevine-clad timber pergola. Two built in BBQ's, tandoori oven and stainless steel storage cupboards. Inset sink and tap. Space for wine cooler. Overhung seating area with space for bar stools.

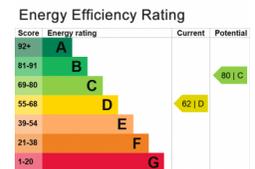


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Local Area Information

Midway between Northampton and Rugby, this large parish includes the two smaller settlements of Murcott and Buckby Wharf on the Grand Union Canal. Only 2 miles from M1 J18 Watford Gap, the village also has a railway station with mainline services to London Euston and Birmingham. The infant and junior schools within the village feed to Guilsborough secondary school 6 miles away and there are also private prep schools less than half an hour away. In addition to various sporting and social clubs, the village has C of E, Baptist and United Reform churches and a very good range of shops and services including small supermarkets, designer dress boutique, deli, bakers, chemist, newsagent, butcher, hairdresser, estate agent, public houses, restaurants, medical practice, dentist and library.



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Agents Notes |i| Viewings by appointment only through Jackson Grundy |ii| These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same |iii| Photographs illustrate parts of the property as were apparent at the time they were taken |iv| Any areas, measurements, distances or illustrations are approximate for reference only |v| We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.