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# Cedar Hythe, Chapel Brampton, NN6 8BG

£625,000 Bungalow

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**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

**feefo**

Department: Sales

Tenure: Freehold



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## Property Summary

Located at the end of a quiet cul-de-sac in the prestigious Northamptonshire village of Chapel Brampton and with far stretching views into the Brampton Valley Way is this well presented and energy efficient three bedroom detached bungalow with loft room.

## Features & Utilities

- ✓ Field Views
- ✓ Prestigious Northamptonshire Village
- ✓ Peaceful Cul-De-Sac
- ✓ Detached Bungalow
- ✓ Three Bedrooms
- ✓ Modern Bathrooms
- ✓ Large Rear Garden With Home Gym / Office
- ✓ Private Balcony With Views
- ✓ Off Road Parking
- ✓ Double Garage

## Property Overview

The living space offered is a WC, dining room, kitchen, utility, snug and a great sized living room with log burner and fantastically large window with views onto the garden and beyond onto the fields. The bedrooms are all doubles and bedroom one benefits from an en-suite shower room. Both en-suite and bathroom have both been recently refitted. From the hallway there are stairs that lead to a light and bright loft room with eaves storage and doors that lead onto an elevated balcony, perfect for relaxing on in privacy while taking in the spectacular views.

Outside the front you'll find a long tarmac driveway leading toward a double garage. The rear garden is deceptively large and split into three tiers which combined offer a southerly facing patio area, vegetable plots, expansive lawned areas, an abundance of mature bedded plants, shrubs and trees. At the bottom of the garden is a converted outbuilding which is currently used as a home gym.

EPC Rating B. Council Tax Band F.

### MATERIAL INFORMATION

Type – Bungalow

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band F

EPC Rating – B

Electricity Supply – Mains

Gas Supply – Mains

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Central Heating, Gas Central Heating, Gas Heating

Parking – Parking, Driveway, Double Garage

EV Charging – Ask Agent

Accessibility – Ask Agent

Coastal Erosion Risk – Ask Agent

Flood Risks – Has not flooded in the last 5 years

Mining Risks – Ask Agent

Restrictions – Ask Agent

Obligations – Ask Agent

Rights and Easements – Ask Agent

### AGENTS NOTES

i Viewings by appointment only through us 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.

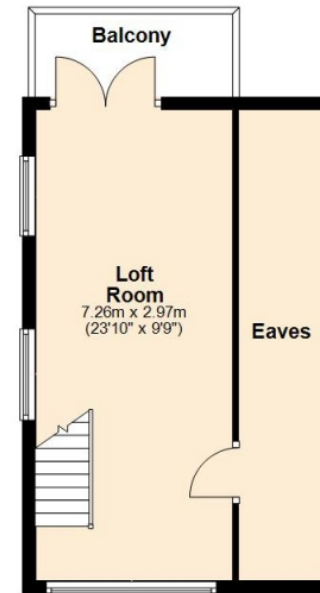


# Floorplan

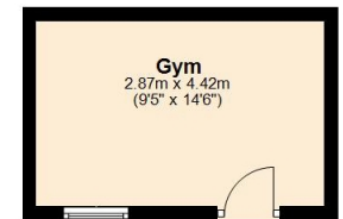
Ground Floor



First Floor



Outbuilding



Total area: approx. 205.4 sq. metres (2211.0 sq. feet)



# Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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