



AMBERGATE

Pitsford, Northamptonshire

Carter Jonas

AMBERGATE GRANGE LANE PITSFORD NORTHAMPTONSHIRE NN6 9AL

Entrance Hall · Lounge · Office/Gym · Open Plan Kitchen, Dining & Sitting Room · Utility Room · Cloaks/WC · Principal Bedroom with Shower Room En Suite Three Further Bedrooms · Family Bathroom · Parking for Several Vehicles · Large Enclosed Rear Garden EPC rating D

DESCRIPTION

The property was originally constructed around 60 years ago and has in recent years been significantly extended and updated. Ambergate offers generously proportioned accommodation and a large, landscaped rear garden.

Reception hall with travertine flooring which continues through to the spacious open plan kitchen and dining room with sitting room off providing the hub of the house. The kitchen has an extensive range of oak finish cabinets and drawers with granite work surfaces over. Island unit with fitted cupboards, granite work surface and informal breakfast seating. Integrated appliances include dishwasher, double oven, microwave, induction hob and extractor. Space and provision for an American style fridge and freezer.

The dining room has bifold doors opening to the garden and the kitchen opens to the large sitting room which overlooks the front elevation.

A lounge with bifold doors to the rear garden and the office/gym has casement doors to the rear

FINE DETACHED FOUR BEDROOM FAMILY HOUSE PRESENTED IN A TASTEFUL AND EXCELLENT ORDER AND STANDING ON A LARGE PLOT IN A HIGHLY SOUGHT AFTER VILLAGE LOCATION.



First floor landing with an airing cupboard housing the mains pressure hot water cylinder.

Large principal bedroom to the front elevation with shower room en suite comprising walk in shower, vanity WC and wash hand basin with cupboards under. Complimentary wall and floor tiling and a designer chrome heated towel radiator.

Three further bedrooms and a family bathroom comprising bath with shower over, vanity WC and wash hand basin with cupboards under, designer chrome heated towel radiator and complimentary wall and floor tiles.

OUTSIDE

Double electric gates open to the extensive gravelled driveway with parking for several vehicles. Space to construct a garage subject to necessary planning permission and building regulations. The front of the property is secluded and screened with laurels and trees.

Large rear garden laid principally to lawn on two levels with paved entertaining terraces, storage barn and shed. A variety of mature trees and shrubs.

LOCATION

The highly sought after village of Pitsford lies six miles to the north of Northampton town centre and is situated in undulating countryside, close to the reservoir and Brixworth Country Park recreation areas, where fishing, sailing and cycling are available.

The village has a thriving local community with a public house, church, village hall and primary school and the well regarded Independent School, provides mixed independent education for children from the ages of 3 to 18. A range of local shops and facilities are available in the neighbouring village of Brixworth, which lies to the north.

Distances to Railway Stations :

- Northampton 6 miles (London Euston 46 minutes)
- Market Harborough 14 miles (London St Pancras 60 minutes)
- Wellingborough 12 miles (London St Pancras 48 mins)

All times and distances are approximate



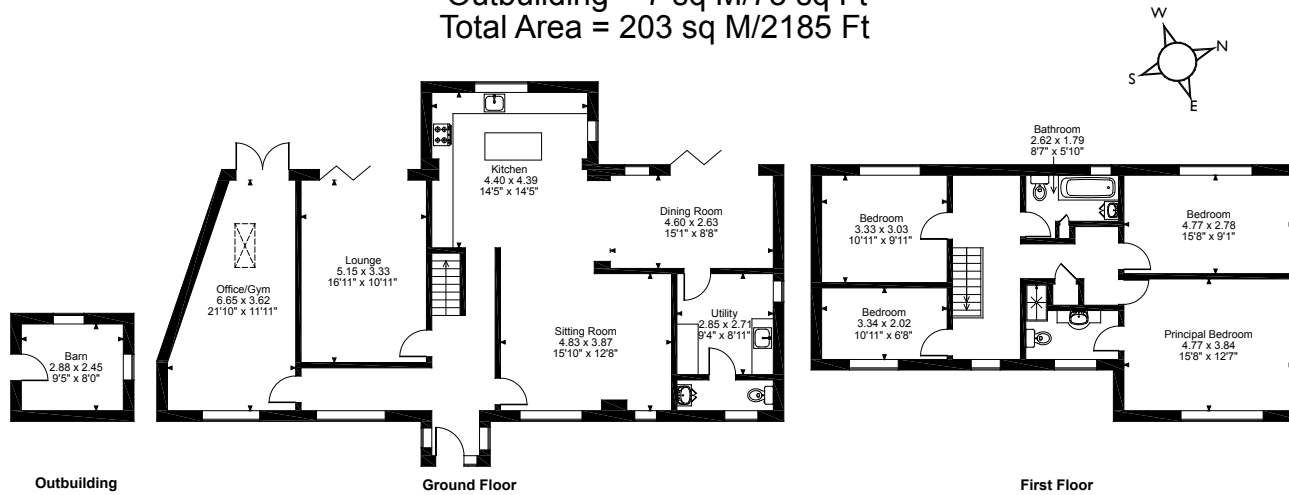
Ambergate, Grange Lane Pitsford, Northampton, Northamptonshire

Approximate Gross Internal Area

Main House = 196 Sq M/2110 Sq Ft

Outbuilding = 7 sq M/75 sq Ft

Total Area = 203 sq M/2185 Ft



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