



# Brixworth Hall Park

Brixworth, Northamptonshire

oriordanbond  
SALES & LETTINGS





# Brixworth Hall Park

Brixworth  
NN6 9DE

Guide Price  
£900,000

An individual detached residence which has been extended and refurbished to a high standard in a contemporary style. Cherry Bank occupies a plot of just over quarter of an acre in one of the most desirable locations within Brixworth village. The property features a superbly designed kitchen/breakfast/family room with bi-folding doors on two elevations opening the house into the secluded, mature, private gardens.

The accommodation in more detail includes an entrance hall, cloakroom/WC, snug/study, sitting room (currently used as a dining room), large extended re-fitted kitchen/breakfast/family room with double sided open fireplace, utility room with bespoke fitted storage units which then leads to an annexe area to include ground floor bedroom, re-fitted bathroom with stand alone bath and separate double shower cubicle and a sitting room/study. The first floor landing gives access to the main bedroom suite with walk-in wardrobe and re-fitted en-suite shower room, guest bedroom with re-fitted en-suite shower room, three further bedrooms and re-fitted family bathroom with shower over the bath. Outside, the property stands back from an impressive frontage including large landscaped private garden with double wrought iron gates giving access to the sweeping drive providing off road parking for several vehicles and a parking area to the side of the detached double garage with twin electric shutter doors and leisure room/home office over. There is a winding pathway which leads from the front garden and in turn leads to the external staircase which gives access to the leisure room. The rear garden is secluded and enclosed featuring various patio areas, good size lawn area, a variety of borders with shrubs, flowers and trees and raised timber deck to the rear with a spacious garden room. (A/2872/L)

- Five bedroom extended detached residence
- Ground floor one bedroom annexe
- Master and guest en-suite bedrooms
- Large extended re-fitted kitchen/breakfast/family room
- Secluded mature private gardens
- Driveway and double garage with leisure room above

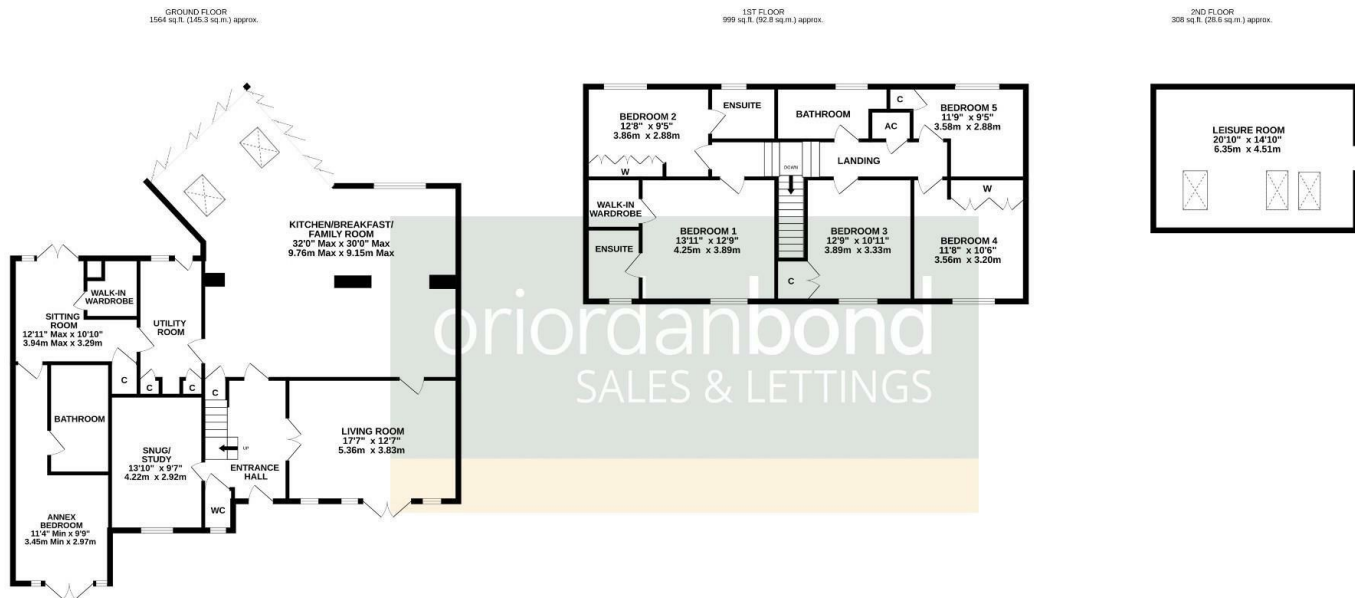












TOTAL FLOOR AREA : 2872 sq.ft. (266.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### Additional information

- Council Tax Band: G
- Energy Efficiency Rating:

### Viewing

Viewing strictly by appointment – details below

### Disclaimer

O’Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

O’Riordan Bond Brixworth Sales

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