



Hamilton Court, Back Lane

Chapel Brampton, Northamptonshire

oriordanbond
SALES & LETTINGS



Hamilton Court, Back

Chapel Brampton
NN6 8AJ

Guide Price
£420,000

Built by the highly regarded developer Clayson Country Homes, this family home occupies a quiet cul-de-sac position within the sought after and affluent village of Chapel Brampton, a picturesque location with historic connections to the Althorp Estate. Surrounded by attractive stone cottages and enjoying a genuine countryside feel, the village has two popular public houses - The Spencer Arms and The Brampton Halt, and is conveniently positioned approximately five miles north of Northampton and easily accessible via the A5199 Welford Road.

The well proportioned accommodation comprises an inviting entrance hall, a triple aspect dining room, a generous 19ft sitting room and a modern kitchen featuring a built-in larder, integrated five-ring gas hob, double oven/grill, washing machine, dishwasher and space for an American style fridge/freezer. To the first floor is a 13ft master bedroom with ensuite shower room, two further bedrooms and a family bathroom. Externally, the property benefits from a driveway providing off road parking for two vehicles leading to a single garage. To the rear is a fully enclosed, well tended, low maintenance garden with two separate patio areas, ideal for outdoor entertaining and relaxation. Further benefits include uPVC double glazing and gas radiator heating. (A/1216/S)

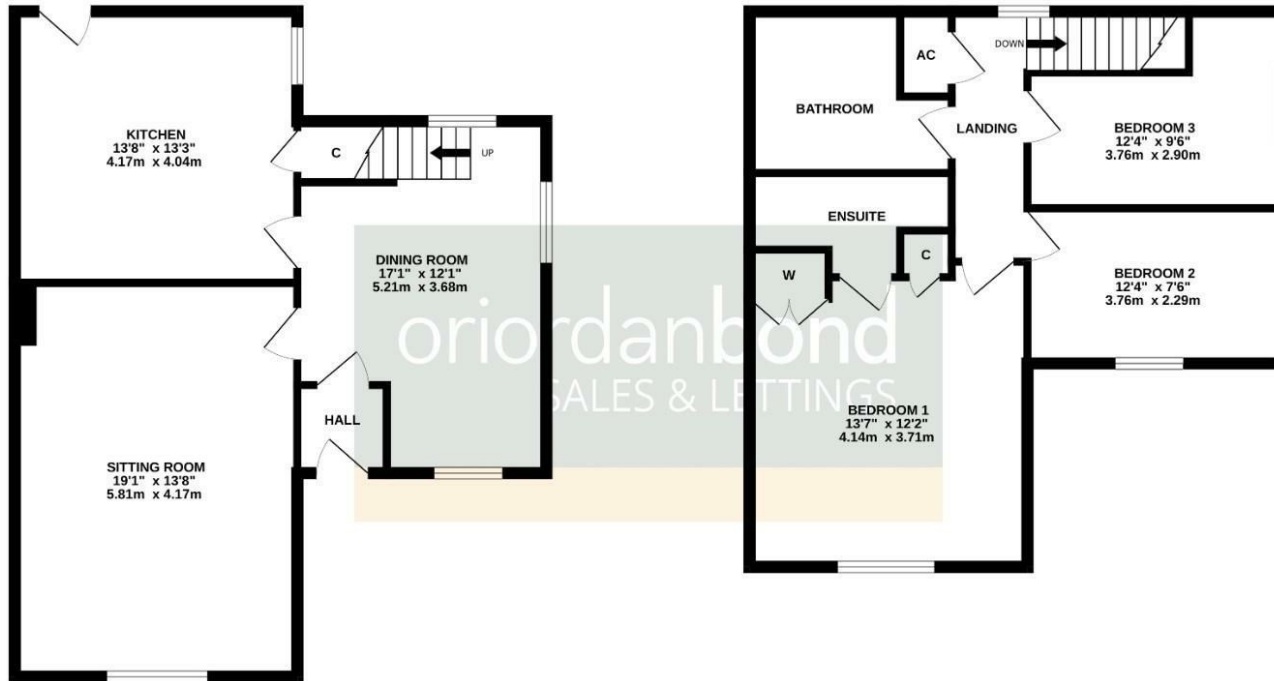
- Three bedroom house constructed by Clayson Country Homes
- Located in the sought after affluent village of Chapel Brampton
- Quiet cul-de-sac position
- Two reception rooms and modern kitchen with appliances
- Spacious master bedroom with en-suite shower room
- Garage and low maintenance rear garden





GROUND FLOOR
644 sq.ft. (59.8 sq.m.) approx.

1ST FLOOR
572 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA : 1216 sq.ft. (113.0 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: D
- Energy Efficiency Rating: C

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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