

Brixworth Hall Park

Brixworth | Northampton | NN6 9DE

HORTS

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Situated on one of Northamptonshire's most prestigious private roads, Yew Tree Cottage is a highly individual split-level detached residence occupying beautifully landscaped grounds approaching three quarters of an acre. Offering versatile accommodation, outstanding gardens and a peaceful setting within the exclusive Brixworth Hall Park, this unique home provides an exceptional opportunity for families seeking space, privacy and flexibility.

The accommodation includes four bedrooms, a spacious lounge, separate dining room, study, generous kitchen/breakfast room, conservatory, sun room, utility room, ensuite shower room and family bathroom. Its worth noting that planning permission was granted in 1997 for a first floor extension to the front of the property to provide additional bedroom accommodation. The approved extension was not implemented and the planning permission has since lapsed.

Outside are extensive mature gardens, a double garage with inspection pit, ample driveway parking and numerous seating areas from which to enjoy the tranquil surroundings.





- **SPLIT LEVEL DETACHED RESIDENCE**
- **FOUR VERSATILE BEDROOMS**
- **KITCHEN/BREAKFAST ROOM**
- **SEPARATE DINING ROOM**
- **BEAUTIFUL LANDSCAPED GARDENS**
- **APPROXIMATELY 0.75 ACRE PLOT**
- **LARGE CONSERVATORY**
- **SPACIOUS LOUNGE**
- **ENSUITE AND FAMILY BATHROOM**
- **ENERGY EFFICIENCY RATING: D**

Ground Floor

Entrance Porch
Double glazed entrance doors leading into the welcoming reception hall.

Entrance Hall
A spacious split level entrance hall with stairs rising and descending to the various accommodation levels. Panelled walls, coving and doors leading to the principal rooms.

Kitchen/Breakfast room
15'9" x 13'5" (4.82m x 4.11m)
A well proportioned kitchen forming the heart of the home, fitted with an extensive range of base and wall mounted units incorporating work surfaces, one and a half bowl sink unit, Bosch double oven, six ring gas hob with extractor canopy and larder cupboard. There is space for everyday dining and direct access into the adjoining garden room, which enjoys wonderful views across the gardens.

Garden Room
11'6" x 6'11" (3.51 x 2.12)
A delightful additional reception area overlooking the beautiful rear gardens, creating the perfect place to relax throughout the year.

Bedroom Two/Play Room
13'5" x 11'2" (4.11m x 3.42m)
A delightful additional reception area overlooking the beautiful rear garden.











Study
10'8" x 7'9" (3.27m x 2.38m)
Ideal for those working from home, complete with fitted office furniture, desk and storage cupboards, with access through to the utility room.

Utility Room
11'5" x 5'10" (3.48m x 1.78m)
Fitted with matching units, stainless steel sink, plumbing for washing machine and a door providing access to the rear gardens.

Cloakroom/WC
Comprising WC and wash hand basin set within a vanity unit.

Bedroom One
13'10" including wardrobes x 12'2" (4.23m including wardrobes x 3.71m)
A generous double bedroom fitted with an extensive range of wardrobes and bedroom furniture, complemented by a modern ensuite shower room.















Ensuite
Modern white suite comprising walk-in shower, vanity wash hand basin and WC.

Lower Floor

Lounge
18'4" x 12'4" min (5.61m x 3.78m min)
A superb principal reception room featuring exposed beams, multi fuel stove and doors opening directly into the conservatory, creating excellent entertaining space.

Dining
12'6" x 9'4" (3.82m x 2.86m)
Positioned adjacent to the lounge with views into the conservatory, ideal for formal dining.

Conservatory
25'9" x 11'9" (7.87m x 3.6m)
A substantial brick and UPVC conservatory overlooking the magnificent gardens with doors opening onto several patio areas, providing a seamless connection between the house and gardens.















First Floor

Landing
Airing cupboard and access to the remaining bedrooms and family bathroom.

Bedroom Three
13'1" x 9'10" excluding wardrobes (3.99 x 3.02m excluding wardrobes)
A generous double bedroom with fitted wardrobes enjoying delightful views across the rear gardens.

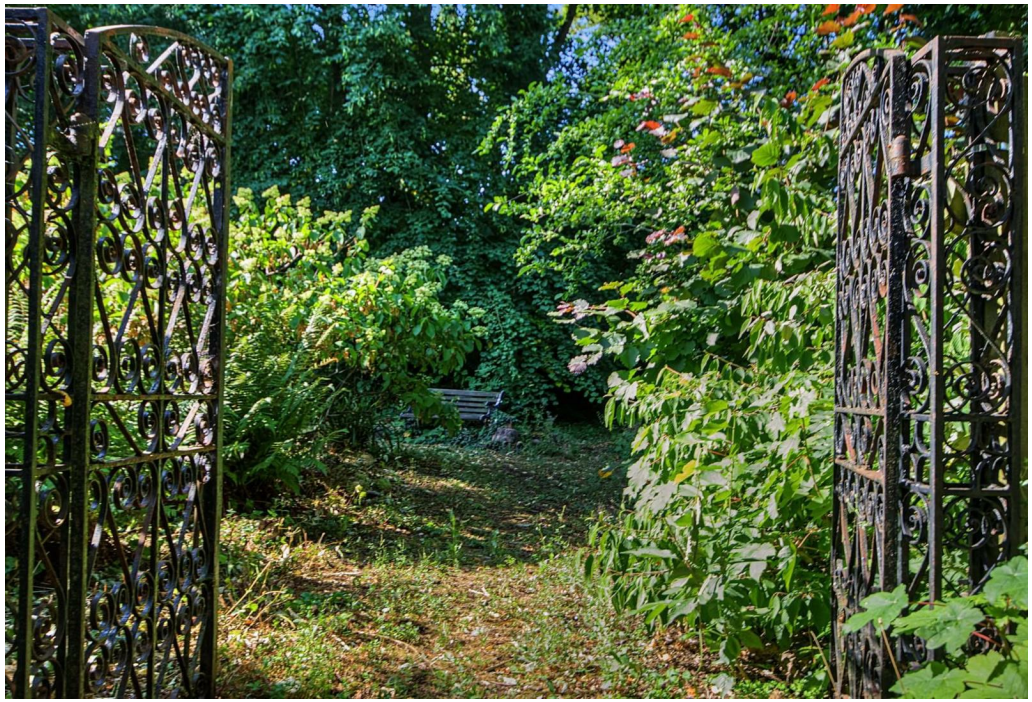
Bedroom Four
12'6" x 9'8" (3.82m x 2.95m)
Another excellent double bedroom overlooking the gardens with fitted wardrobes.

Bathroom
8'5" x 7'11" (2.58m x 2.43m)
Fitted with a four piece suite incorporating corner bath, separate shower enclosure, vanity wash hand basin and WC.

Externally















Front Garden
The property is approached via a generous driveway providing extensive off-road parking and access to the double garage. Mature planting and established borders create an attractive first impression.

Double Garage/Workshop
19'4" x 19'1" (5.91m x 5.82m)
With electric up-and-over door, power, lighting, inspection pit and workshop space.

Rear Garden
Without doubt one of the property's most impressive features, the beautifully landscaped South facing gardens extend to approximately 0.75 of an acre and offer sweeping lawns, mature trees, established flower and shrub borders, a large ornamental pond, woodland area, multiple patios and decked seating areas. The gardens enjoy an excellent degree of privacy and provide a stunning backdrop to this unique family home throughout every season.

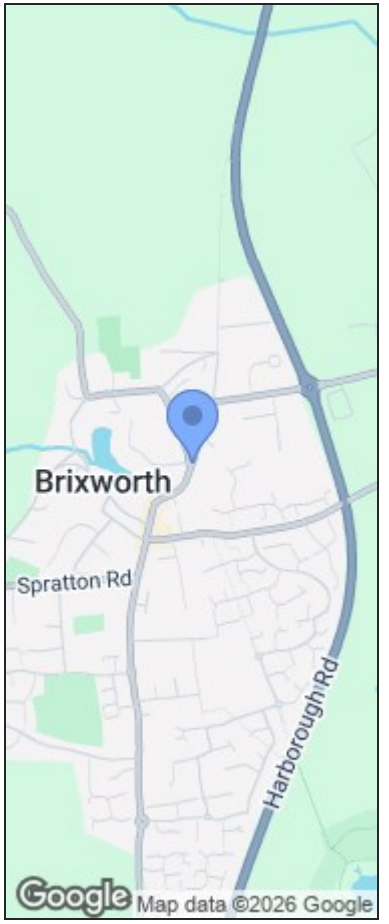
Location
Brixworth Hall Park is regarded as one of Northamptonshire's premier residential addresses, consisting of individual homes set within generous plots on a private no through road. Originally forming part of the historic parkland surrounding Brixworth Hall, the location offers a peaceful environment whilst remaining within easy reach of Brixworth village amenities, excellent schooling, Pitsford Reservoir and convenient road links to Northampton, Market Harborough and the A14.

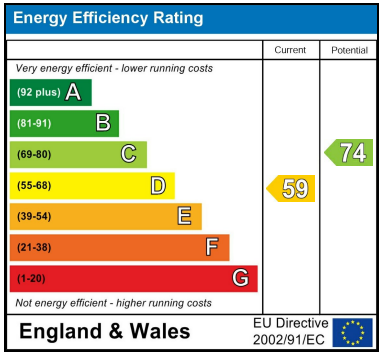
Agents Notes
Guide Price £750,000
West Northamptonshire Council
Council Tax Band: F
Conservation Area



TOTAL FLOOR AREA : 2560 sq.ft. (237.8 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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