

Collingtree Park, Northamptonshire

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An extended five bedroom detached house with a self-contained one bedroom annexe, a gym, spa facilities, landscaped garden, triple garage and driveway parking, situated in Collingtree Park with views over Collintree Golf Course.

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17 Turnberry Lane

Collingtree Park, Northamptonshire, NN4 0PA

6 bedrooms

5 reception rooms

6 bathrooms

EPC Rating Band C

The property has been extended and now has 5,225 sq. ft. of accommodation with air conditioning and underfloor heating. A pillared portico leads to the entrance hall which has a cloakroom, two cloak cupboards and a central staircase to a galleried landing. The triple aspect sitting room has an open fireplace and the study is fitted with bespoke bookcases and a desk. Also on the ground floor is the extended newly fitted open plan kitchen/dining and family room with a walk-in pantry and utility room.

On the first floor galleried landing French doors open to a balcony overlooking the front garden. The principal bedroom has air conditioning, an en suite wet room and a dressing room with fitted wardrobes. There are three further double bedrooms, two of which have en suite shower rooms and fitted wardrobes. The family bathroom has a steam shower and Jacuzzi style bath. An additional bedroom with a dressing room and an en suite shower room is located on the second floor.

- Detached five bedroom house
- Four en suites and a family bathroom
- Open plan kitchen/dining/family room
- Two reception rooms
- Air conditioning and underfloor heating
- Landscaped garden, outbuildings and spa facilities
- Self-contained one bedroom annexe and gym
- Triple garage, driveway parking and EV Charger

Additional Information

- Mains water, Gas, Electricity
- The Local Authority is West Northamptonshire Council
- The property is in council tax band H

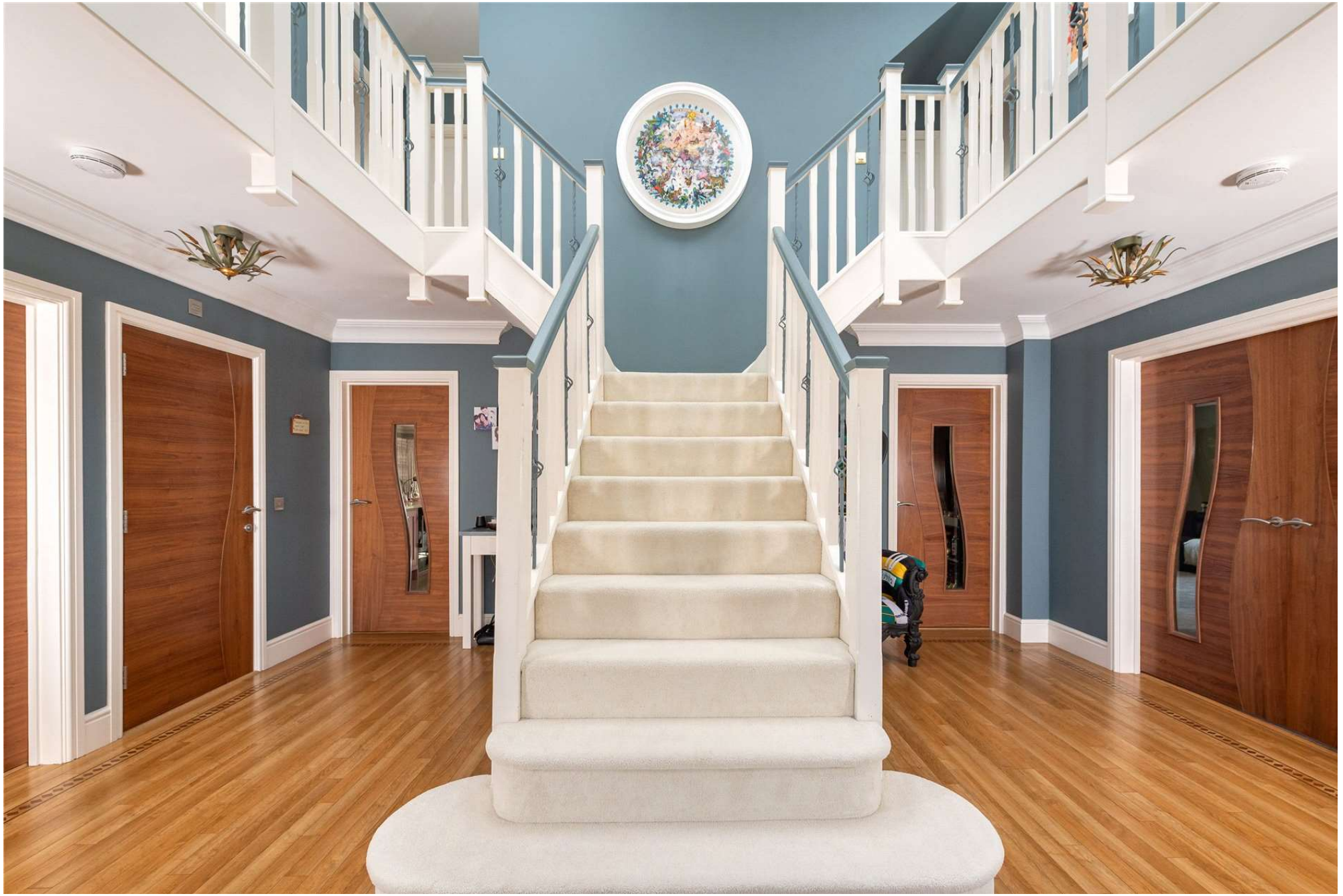
Kitchen/Dining/Family Room

The extended and newly fitted open plan kitchen/dining/family room has air conditioning, underfloor heating, a log burner and a walk-in pantry. The kitchen is fitted with a range of units with quartz work surfaces incorporating a sink with a Qooker boiling water tap. The matching island has more storage and an integrated breakfast bar. Appliances include a dishwasher, a wine fridge, two slide and hide ovens, a combination oven/microwave and an induction hob with a down draft extractor. Glazed sliding doors open to the garden giving an excellent flow through internal and external space for modern life and entertaining.









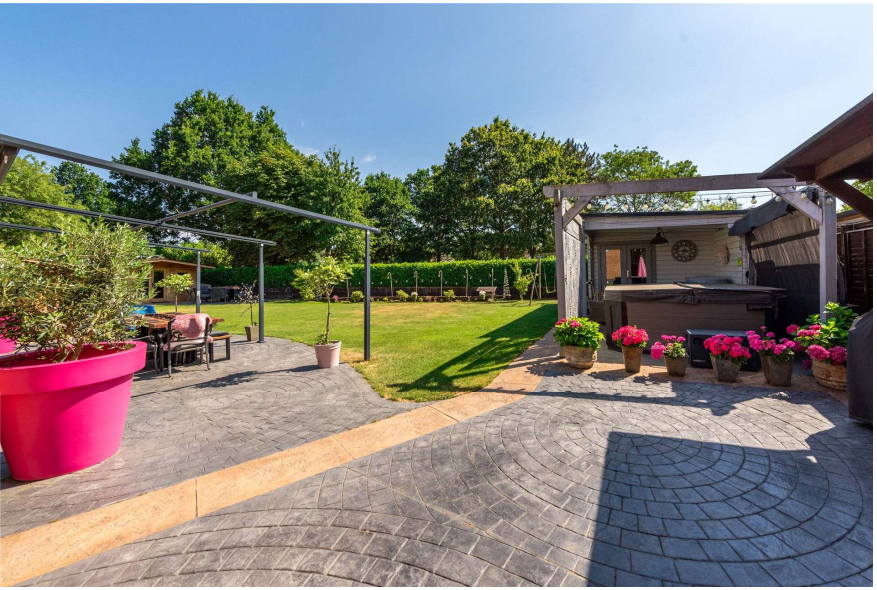




Annexe, Gym and Spa Facilities

The annexe is located above the triple garage and has accommodation which includes a double bedroom, a shower room and a dual aspect sitting room open plan to a fitted kitchen. On the ground floor, attached to the rear of the garage is a room measuring 24’6 x 11’8 ft. with air conditioning and two sets of French doors to the garden, which is currently used as a gym. Also in the garden, is a spa facility with a sauna, a cold plunge, a hot tub, a covered seating area and outside showers.







Outside

The front garden is enclosed by a low level wall and is laid to lawn with a central path to the front door and a block paved driveway providing parking for multiple cars ahead of the triple garage. The landscaped rear garden has four paved seating areas including a patio with electronically controlled awning, which spans across the rear of the house. There is a summer house with an attached covered seating area and two timber outbuildings, all fitted with light and power, and one currently being used as an office. The remainder of the garden is laid to lawn with a mature hedge border to the rear boundary. There is outside lighting, power connected and a tap.







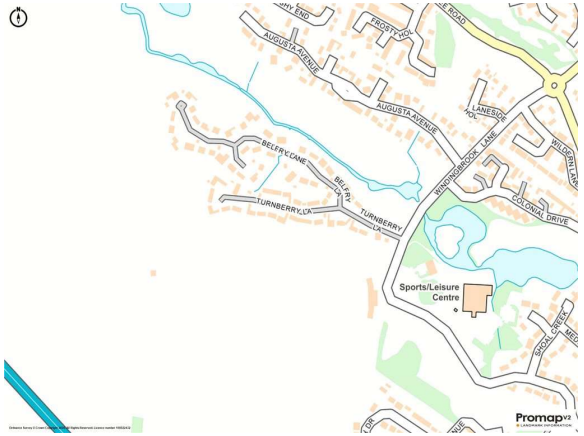
Total = 5681 sq ft / 527.7 sq m
Approximate Area = 4026 sq ft / 374 sq m (excludes void)
Limited Use Area(s) = 134 sq ft / 12.4 sq m
Annexe = 456 sq ft / 42.4 sq m
Garage = 456 sq ft / 42.4 sq m
Gym / Office / Shed / Sauna = 609 sq ft / 56.5 sq m
For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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Situation and Schooling

Collingtree Park is 4 miles from Northampton and 2 miles from M1 junction 15. There is a health club and a restaurant within 0.5 miles and the property is within walking distance of the Collingtree Park Golf Club. Primary schools/nurseries are within 2 miles in East Hunsbury, Collingtree and Wootton. Secondary schools are in Wootton Fields and Mereway, while private schools include Northampton High School for Girls in Hardingstone and Wellingborough School.

2 miles from M1 junction 15

4 miles from Northampton station

46 minutes from Euston

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