

Paulerspury, Northamptonshire

MICHAEL GRAHAM











A period stone under slate five bedroom detached property with a gated driveway and wrap around gardens overlooking open countryside to the front and rear, and for sale with no upper chain.

Firdale House

40 Tews End Lane, Paulerspury,
Towcester, Northamptonshire,
NN12 7NQ

Guide Price £1,200,000

5 bedrooms

4 reception rooms

3 bathrooms

EPC Rating Band D

The property has approximately 3,280 sq. ft. of accommodation with an entrance hall, sitting room, drawing room, snug and a vaulted oak framed garden room leading off the kitchen/breakfast room. There is also a pantry with space for a fridge/freezer, a laundry room and a cloakroom on the ground floor as well as a cellar. The upper two floors have five double bedrooms and three bath or shower rooms.

The house stands on a quiet back lane leading out of the village and has a set back, gated entrance which leads to driveway parking for up to six cars. Landscaped gardens wrap around the property with areas of lawn on two sides and an al fresco entertaining area which comprises a paved lower dining area with a built-in pizza oven and steps up to a raised deck with space for seating to enjoy the views over open countryside. The deck also incorporates a covered stone well.

- Period stone built detached property
- Five double bedrooms
- Four reception rooms
- Three bath or shower rooms, cloakroom
- Kitchen/breakfast room, pantry, laundry
- Gated driveway for up to six cars
- Overlooking fields to the front and rear
- No upper chain

Additional Information

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

Reception Rooms and Kitchen

The drawing and sitting rooms are both traditional rooms with bay windows and open fireplaces with cupboards in the alcoves on either side. The sitting room has a flagstone floor and door to the cellar steps. The snug has oak flooring and a gas fire. The vaulted oak framed garden/dining room has a flagstone floor with under floor heating, a wood burning stove and two sets of bi-fold doors to the garden. The kitchen has a range of units and an island incorporating a breakfast bar for three, a gas Aga, an induction hob, an electric oven, integrated dishwasher, and a double butler sink.













Principal Bedroom Suite and Upper Floor

The principal bedroom suite is accessed via its own private staircase from the first floor landing, and is a vaulted dual aspect room with exposed roof timbers. There are fitted wardrobes with cupboards above and a refitted four piece en suite with WC, a wash basin set into a cabinet with drawer storage, a walk-in shower and a separate freestanding bath. There is wall and floor tiling. Bedroom four is a further vaulted room on the upper floor which is accessed via a separate staircase.







Other Bedrooms and Bathrooms

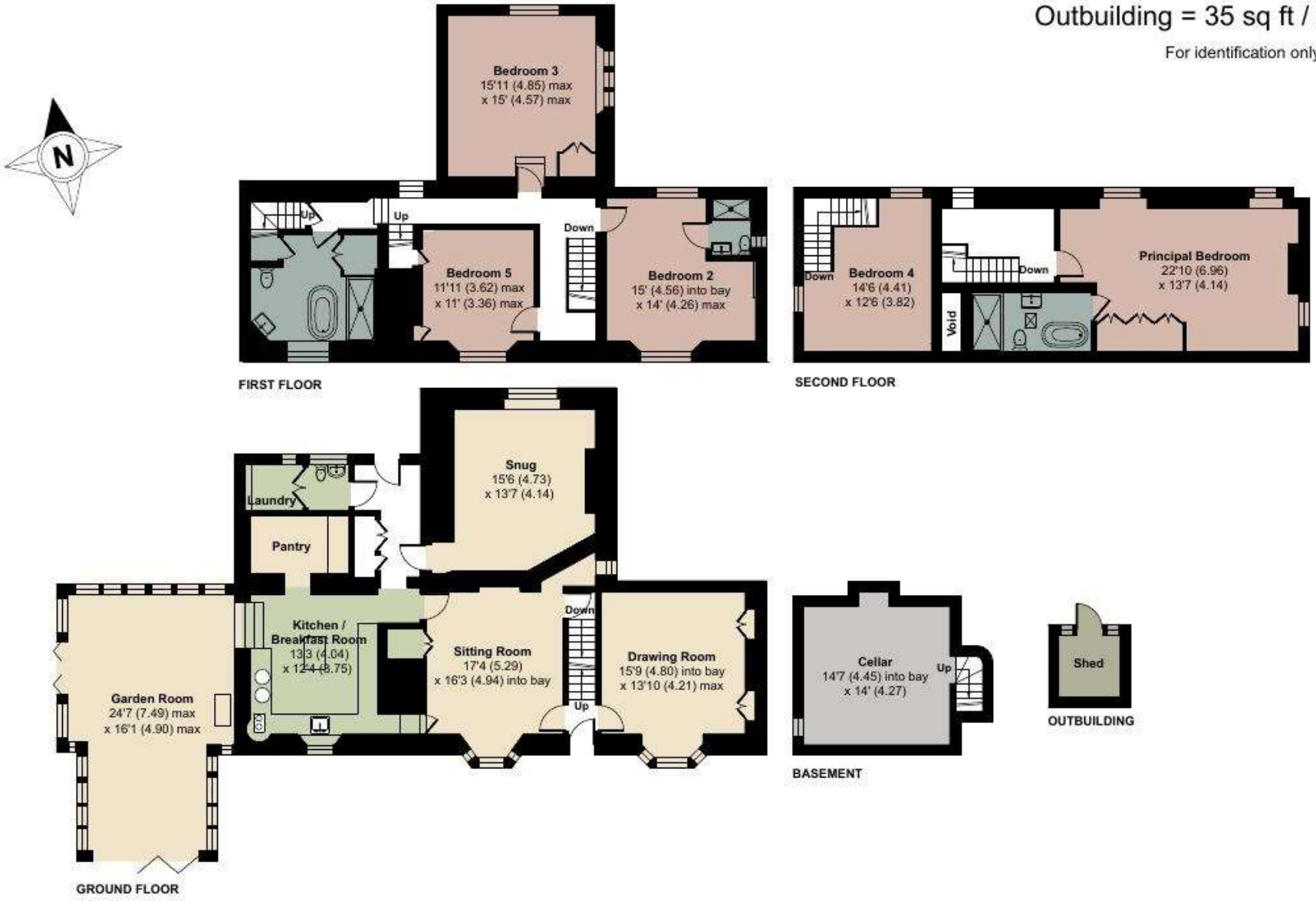
Bedroom two is dual aspect and has a refitted three piece en suite shower room. Bedroom three is in the front wing and is a partially vaulted dual aspect double room whilst bedroom five overlooks the rear garden and has built in cupboards and recessed shelves as well as a feature fireplace. The refitted family bathroom has a four piece suite with a WC, a pedestal wash basin, a walk-in shower cubicle and a separate freestanding bath with a shower attachment.



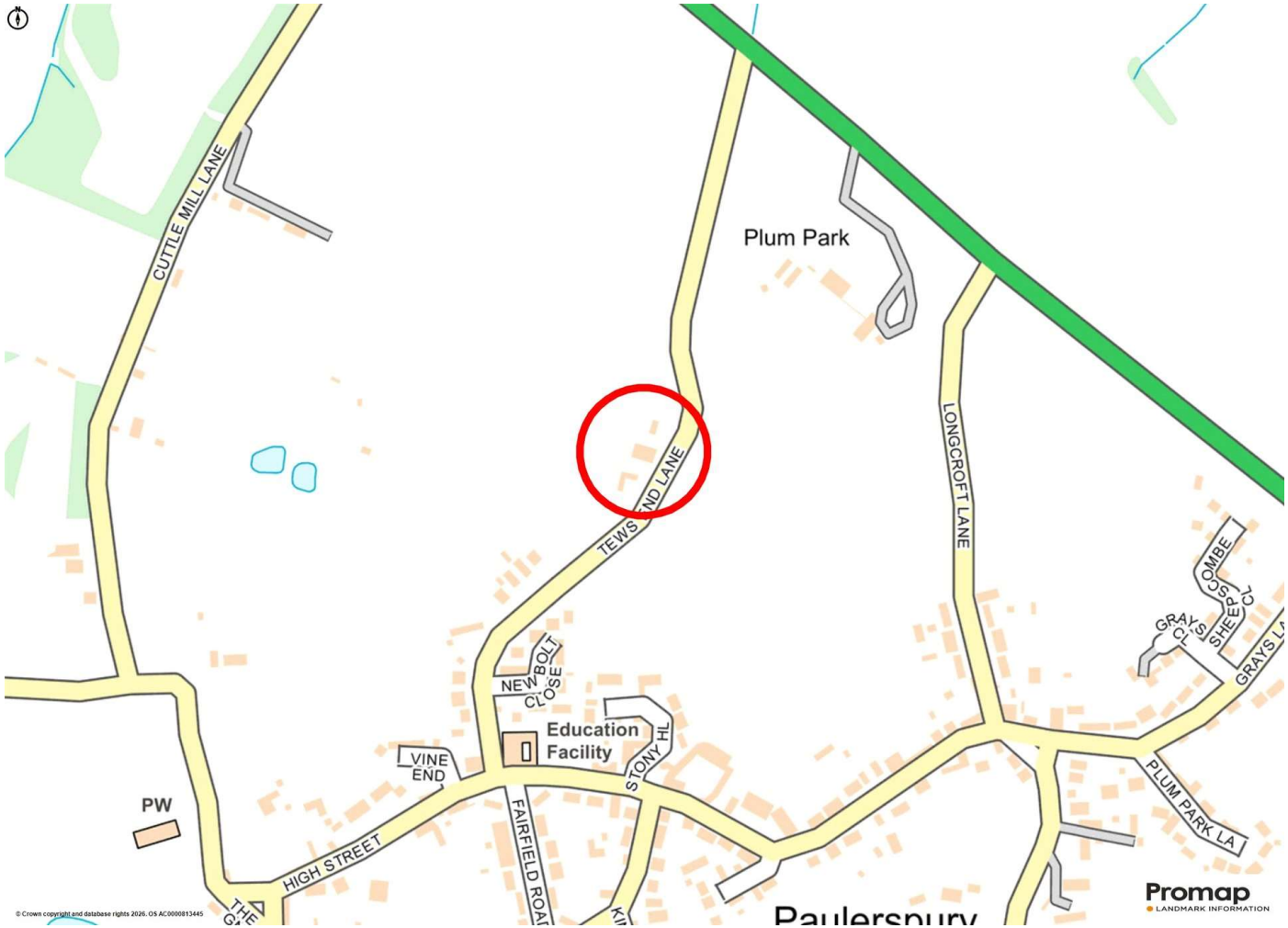


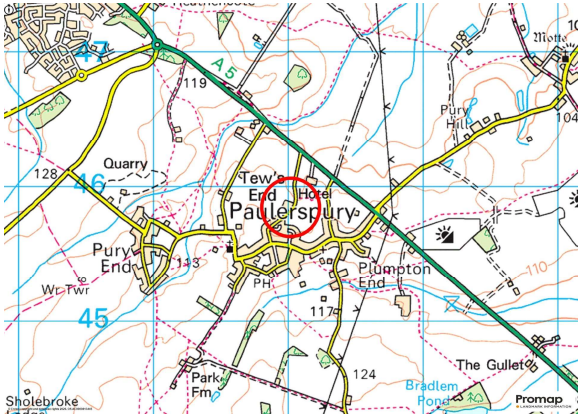


Total = 3315 sq ft / 307.9 sq m
Approximate Area = 3280 sq ft / 304.7 sq m (exclude void)
Outbuilding = 35 sq ft / 3.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
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Situation and Schooling

Paulerspury has a pre-school at the village hall, a primary school, church, GP surgery, public house, restaurant and a mini-market at the petrol station. Other local schools are Sponne School in Towcester, Winchester House School in Brackley, The Royal Latin School in Buckingham, Akeley Wood School, Northampton High School in Hardingstone, and Quinton House School in Upton.

10 miles from M1 junction 15A

10 miles from Milton Keynes station

32 minutes from Euston

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