SANECO LANE

BRIXWORTH, NORTHAMPTONSHIRE

JACKSON-STOPS

CHERRY TREES, SANECO LANE

BRIXWORTH, NORTHAMPTONSHIRE NN6 9DA

TOTAL APPROX. FLOOR AREA 2,700 SQ FT/250.8 SQ M (EXCLUDING GARAGE)

AN IMPRESSIVE AND HIGHLY INDIVIDIUAL FOUR BEDROOM DETACHED FAMILY HOME, IN A STUNNING LOCATION ON A PLOT OF AROUND 0.75 ACRE ADJACENT TO COUNTRYSIDE

DISTANCE

Northampton 7 miles
(London Euston 1 hour)
Market Harborough 13 miles (St Pancras 1 hour)
Long Buckby train station 6 miles
A14 (A1/M1 link road) 6 miles
M1 (Junction 15) 10 miles
Distances/times approximate

GROUND FLOOR

- Reception hall
- Cloakroom/WC
- Sitting/dining room
- Spacious kitchen & family room
- Two double bedrooms with en suite bathrooms
- Utility and boot room

FIRST FLOOR

- Two double bedrooms
- Shower room

OUTSIDE

- Extensive gardens to front and rear
- Driveway parking for several vehicles
- Attached double garage

ASKING PRICE £995,000 Freehold

DESCRIPTION

Cherry Trees is an outstanding detached family home, occupying an enviable position on the edge of the village conservation area, tucked away in a peaceful backwater and adjoining attractive undulating open countryside.

Built in 2021 to the current owner's exacting specification, the property offers tastefully presented and generously proportioned accommodation throughout, complemented by a wealth of attractive features and a high standard of finish.

The welcoming and generously proportioned reception hall provides an impressive introduction to the property, with a cloakroom off and access through to the dining/sitting room. This attractive reception space features double doors and full height windows overlooking the rear garden, creating a wonderful sense of light and allowing the garden to be enjoyed from within the home.

A useful utility room is fitted with a 1.5 bowl sink and provides space and plumbing for a washing machine, while an internal door gives convenient direct access to the garage.

Undoubtedly one of the highlights of Cherry Trees is the superb open-plan kitchen and family room. The family area is enhanced by a striking vaulted and beamed ceiling and full height windows, adding considerable character and charm, while doors open directly onto the rear garden. A feature fireplace with marble surround incorporates a remote-controlled gas-fired log burner, creating an attractive focal point to the room.

The kitchen is comprehensively fitted with an extensive range of matching wall and base units, complemented by granite work surfaces. Integrated appliances include a dishwasher, electric hob with extractor over and single oven, with space provided for an American-style fridge/freezer. A central island offers additional preparation space and provides an ideal setting for informal dining, entertaining and family gatherings. The second utility room has space and provision for laundry appliances, fitted cupboards and a butlers sink.

The principal bedrooms are located on the ground floor, both have fitted wardrobes and ensuite bathrooms and to the first floor there are two further double bedrooms, one of which has a walk in wardrobe. These bedrooms share the bathroom and there is potentially space to add another ensuite

OUTSIDE

Cherry Trees is approached through electrically operated double timber gates, leading to an extensive block-paved driveway providing ample off-road parking for several vehicles. Attached double garage with electrically operated doors.

To the front, the garden is laid predominantly to lawn and attractively planted with a variety of mature trees and shrubs, creating an appealing and established approach to the property.

The generous rear garden is a particularly attractive feature, with extensive areas of lawn interspersed with well-stocked shrub borders and mature trees. Paved terraces provide excellent spaces for alfresco dining, entertaining and relaxing whilst enjoying the peaceful garden setting.

LOCATION

Brixworth is a large village situated to the north of Northampton and south of Market Harborough, just off the A508. The village has a wide variety of facilities including shops, pubs, doctors and dentists' surgeries, primary and nursery schooling. Senior schooling provided at either Guilsborough or Moulton and private schooling nearby is available at Spratton, and Wellingborough, Rugby and Oundle are also within easy reach. Leisure facilities include sailing and fishing at both Hollowell and Pitsford reservoirs and cycling and walking at Brixworth Country Park together with golf at Church Brampton and Harlestone.

DIRECTIONS NN6 9DA

WHAT THREE WORDS: ///shade.rots.porch

PROPERTY INFORMATION

Services: Mains water, drainage gas and electricity are connected. Gas fired central heating. Air conditioning units to principal rooms

Local Authority: West Northamptonshire Council
Tel. 0300 126 7000

Outgoings: Council Tax Band 'G'
£4142.22 p.a. 2026/2027

EPC Rating: B

Tenure: Freehold

Viewings: Strictly by appointment with Jackson-Stops
Tel: 01604 632 991

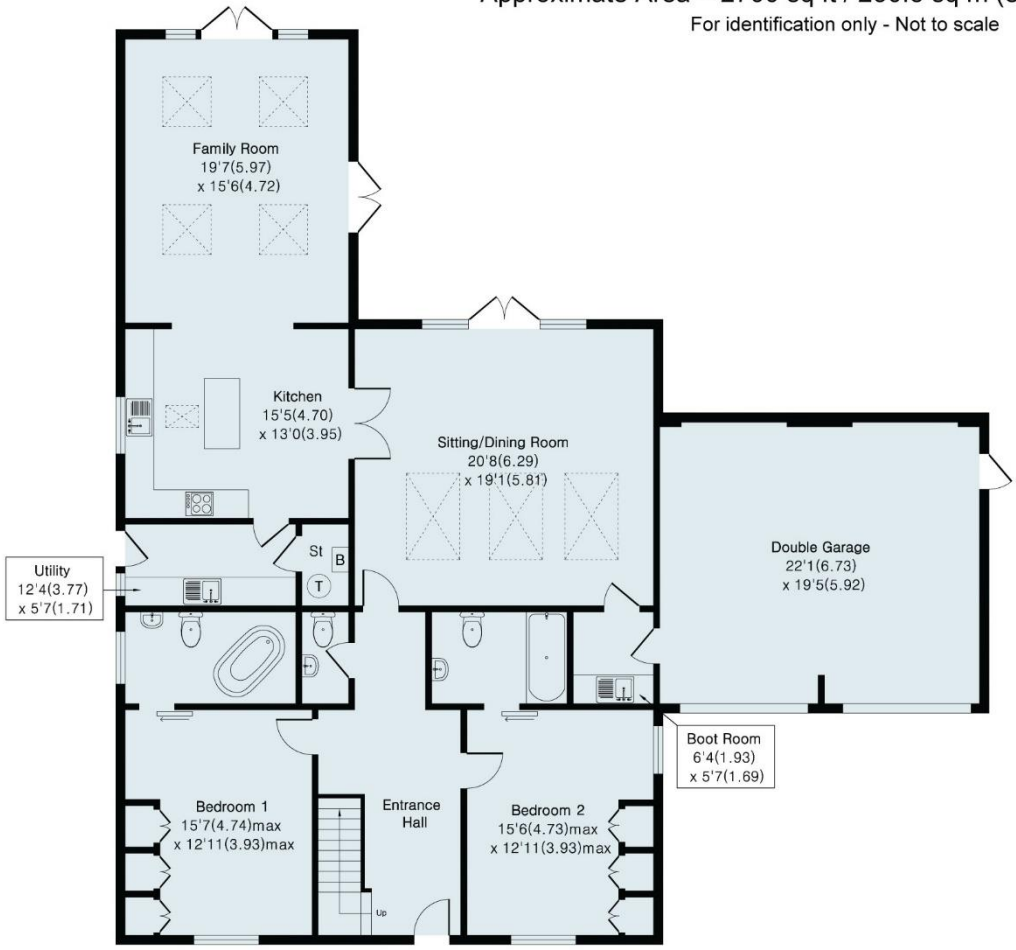
September 2026

Important Notice:
1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

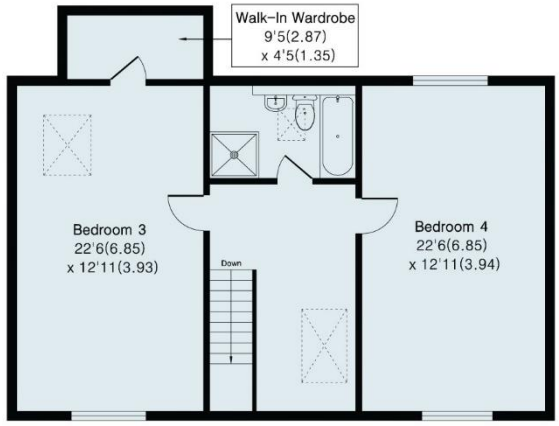
Cherry Trees, Saneco Lane, Brixworth, Northampton, NN6

Approximate Area = 2700 sq ft / 250.8 sq m (excludes garage)

For identification only - Not to scale



Ground Floor

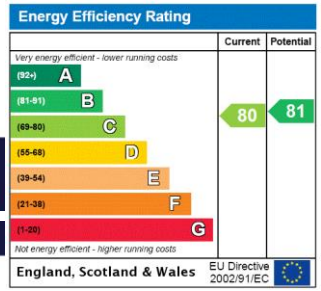


First Floor

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

JACKSON-STOPS



NORTHAMPTON

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