

Plot 4, Chestnut Rise, Bugbrooke Road, Gayton, Northamptonshire, NN7 3EU

HOWKINS & HARRISON

Plot 4 Chestnut Rise, Bugbrooke Road, Gayton, Northamptonshire, NN7 3EU

Guide Price: £700,000

Plot Four is a three storey, substantial detached home, complete to a high specification and occupying a prominent position within the Chestnut Rise development. The accommodation comprises a kitchen/dining room, utility and cloakroom, dual aspect sitting room, study, plus five generous bedrooms and two bathrooms. Outside, Plot Four further benefits from a generous rear garden, driveway parking and a garage.

Features

- Exclusive gated development of seven homes
- Countryside views
- Approximately 1,964 sq ft
- Bifold doors to live-in kitchen/dining room
- Separate sitting room and study
- Five double bedrooms and two bathrooms
- Generous plot
- Double garage and driveway parking







Location

The pretty village of Gayton is situated about five miles south west of Northampton town centre, about two miles from the A43 leading to the M40 and about three miles from Junction 15a of the M1. Train stations at Northampton and Milton Keynes offer services to London Euston.

Amenities in the village include primary school, parish church, village hall, playing fields, and a public house. The Grand Union Canal passes close by. Leisure facilities can be found at Sixfields Leisure Centre area in Northampton where there is a multiplex cinema, supermarket and restaurants.

Sporting activities in the area include rugby, hockey, tennis, netball and cricket at the nearby Towcestrians Sports Club, golf at Silverstone and Whittlebury Hall, sailing at Draycote Water, Pitsford and Hollowell Reservoirs, and of course the world famous motor racing at Silverstone.

Bugbrooke Road, Gayton, Northampton, NN7

Approximate Area = 2085 sq ft / 193.7 sq m
Limited Use Area(s) = 194 sq ft / 18 sq m
Garage = 214 sq ft / 19.8 sq m
Total = 2493 sq ft / 231.5 sq m
For identification only - Not to scale



CS Construction

CS Construction are Chris Southron and Anthony Carse, local developers with a wealth of experience in high end commercial construction, historic building renovation and property development, who are e passionate about building high quality well-situated homes with plenty of local amenities. They understand the importance of trust when it comes to making a life-changing decision such as purchasing a new property.

Agents Note

Please note that for presentation purposes, some of the photographs containing furniture have been staged using AI technology. Further internal images have been included reflecting the finish and quality of a CS Construction property.

Location

The pretty village of Gayton is situated about five miles south west of Northampton town centre, about two miles from the A43 leading to the M40 and about three miles from Junction 15a of the M1. Train stations at Northampton and Milton Keynes offer services to London Euston. Amenities in the village include primary school, parish church, village hall, playing fields, and a public house. The Grand Union Canal passes close by. Leisure facilities can be found at Sixfields Leisure Centre area in Northampton where there is a multiplex cinema, supermarket and restaurants.Sporting activities in the area include rugby, hockey, tennis, netball and cricket at the nearby Towcestrians Sports Club, golf at Silverstone and Whittlebury Hall, sailing at Draycote Water, Pitsford and Hollowell Reservoirs, and of course the world famous motor racing at Silverstone.

Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact Tel: 01327-353575.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warrantied in any way.

Services

The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains services.

Tenure: Freehold

Local Authority
West Northamptonshire Council – Tel:0300- 1267000.

Council Tax Band – To be assessed at build completion



Howkins & Harrison
98a Watling Street, Towcester, Northamptonshire NN12 6BT

Telephone	01327 353575
Email	property@howkinsandharrison.co.uk
Web	howkinsandharrison.co.uk
Facebook	HowkinsandHarrison
Twitter	HowkinsLLP
Instagram	HowkinsLLP

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

the londonoffice.co.uk
rightmove find your happy
RICS

This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable solutions.