



THE LIMES

Church Brampton, Northampton

Carter Jonas

THE LIMES HARLESTONE ROAD CHURCH BRAMPTON NORTHAMPTONSHIRE NN6 8AU

Reception Hall · Sitting Room · Dining Room · Snug/
Living Room · Study · Kitchen Breakfast Room · Utility
Room · Boot Room · Cloakroom & WC · Conservatory
Principal Bedroom with En Suite · Three Further Double
Bedrooms · House Bathroom · Office/ Bedroom 5
Double Garage · Gardens · EPC rating TBC

DESCRIPTION

The Limes is an imposing individual detached property offering generously proportioned accommodation, with a well planned and adaptable arrangement of rooms. The property was built around 43 years ago to an individual design and features high ceilings, decorative plaster arches, cornices and ceiling roses.

ACCOMMODATION

Entrance vestibule leading to a spacious reception hall with cloakroom and WC off.

Large sitting room comprising an open fireplace with a gas coal and log effect fire with elegant carved surround, marble insets and hearth. Arch leading to the dining room which has sliding patio doors onto the rear garden.

Snug/lounge opening into the conservatory which allows enjoyment of the gardens.

Study overlooking the front elevation.

AN IMPOSING & ATTRACTIVE DETACHED 4/5 BEDROOM FAMILY HOME IN A LARGE PRIVATE PLOT IN THE COUNTY'S MOST SOUGHT AFTER VILLAGE WITHIN WALKING DISTANCE OF THE COUNTY GOLF COURSE.



Kitchen & breakfast room with an extensive range of matching wall and base units with roll top worksurfaces, space and provision for a range cooker, dishwasher and American style fridge/freezer. Large utility room with a one and half bowl stainless steel sink and space and provision for laundry appliances and fridge.

Boot room opening to the garden and a rear lobby with doors to garage and front, staircase to office/bedroom above the garage.

FIRST FLOOR

Galleried landing with seating area, a large linen cupboard and access to roof space.

Principal bedroom with views over menage and paddocks to the rear.

En suite comprising panelled bath, bidet, low level WC and pedestal wash hand basin.

Three further double bedrooms which share the updated and contemporary family bathroom which comprises a vanity wash hand basin with cupboards under. Low level WC, whirlpool bath and large shower cubicle. Complimentary wall and floor tiling.

OUTSIDE

The property is approached via a gravelled driveway with ample parking for several vehicles, flanked by lawn areas and secluded from the road by hedging.

Double garage with staircase to office/bedroom above.

Private gardens to the side and rear which are principally a laid to lawn and enclosed by Laurel, Yew and Beech hedging.



LOCATION

The village of Church Brampton is one of the most sought after in the county, set amidst rolling countryside on the edge of the Althorp Estate, whilst being only a short driving distance from the facilities of the town. The village is home to the Northamptonshire County Golf Course, which is within walking distance and there are riding stables in the village.

In the neighbouring village of Chapel Brampton there is a primary school and two public houses. Secondary schooling can be found at Moulton or Guilsborough. Private schooling options include Spratton Hall Preparatory School, Northampton Grammar School at Pitsford, Maidwell Hall, Wellingborough and Rugby.

Recreational facilities nearby include fishing and sailing at Pitsford and Hollowell reservoirs, golf at either the County Course or Brampton Heath and flying from Sywell.

- Northampton Railway Station 4 miles (London Euston 46 minutes)
- M1 (Junction 16) 6 miles
- Long Buckby Railway Station 8 miles (Birmingham New Street 50 minutes)
- A14 (Junction 2) 10 miles

All times and distances are approximate

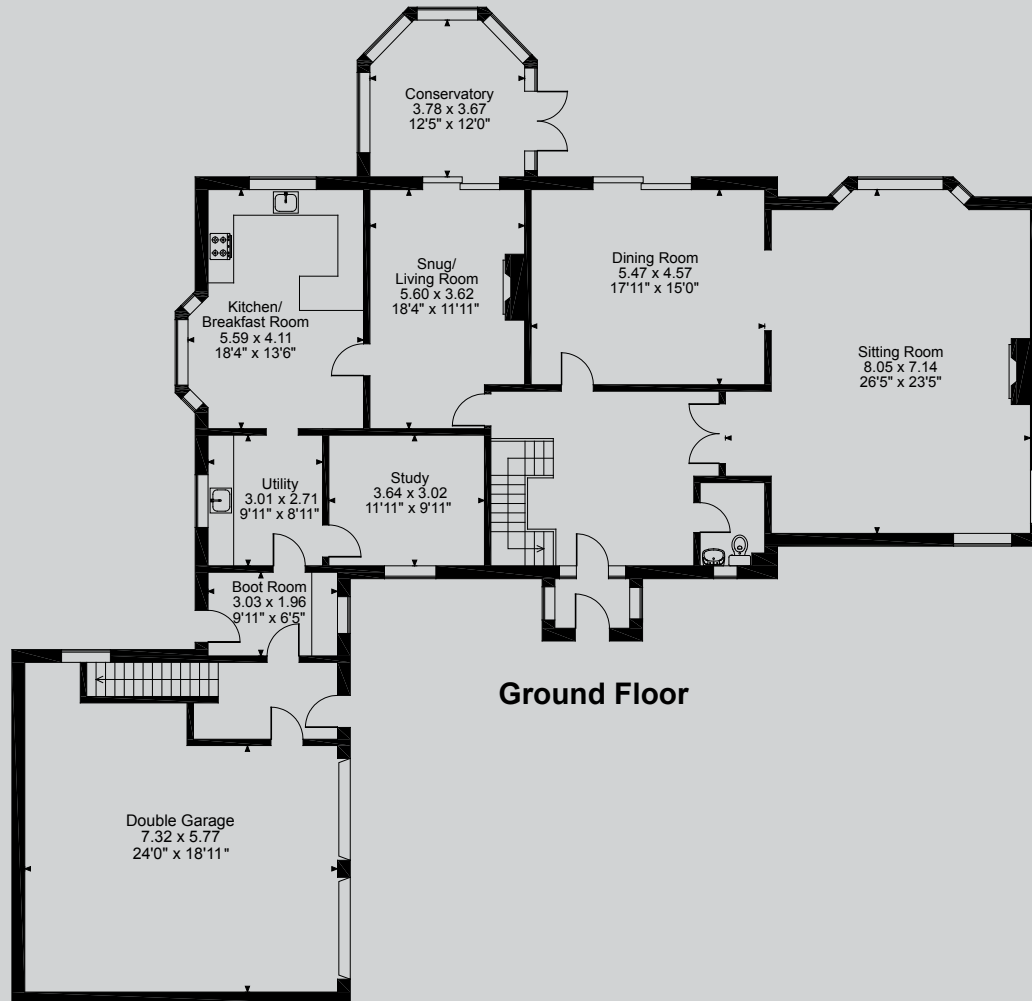
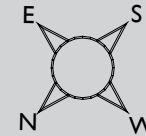


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Approximate Gross Internal Area

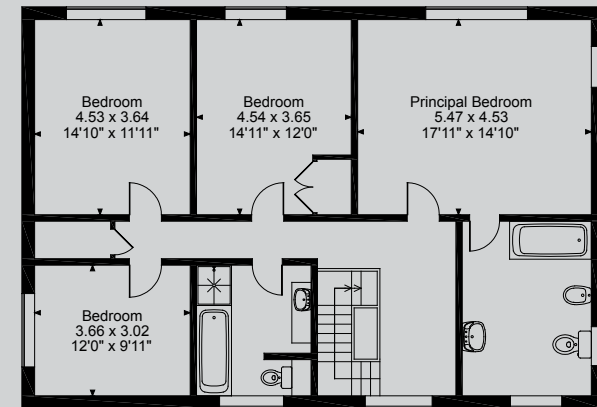
Main House = 302 Sq M/3250 Sq Ft

Garage = 89 Sq M/959 Sq Ft

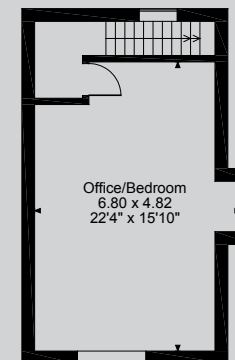


Ground Floor

Garage



First Floor



Above Garage

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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