

RUGBY ROAD, NORTHAMPTON, NN7

£800,000 Guide price



Chelton Brown proudly present this 1.4 acres (approximate) plot of land situated in rural Northampton. Located 10 minutes outside Northampton, this stunning plot offer fantastic potential for development all with a 40 minute train ride to London. The plot boasts a three bedroom home with various out buildings and storage but the real value is illustrated in the views and scope for future redevelopment.

As seen by nearby projects the plot lends itself to a multitude of different building designs from striking modern architecture to more subtle project utilising Harlestone Stone as many of the local estate cottages have to bring age and character. The current dwelling offers suitable accommodation for a family and is suitable equip for modern living.

The 1.4 acres gardens are styles on the work of Lawrence Johnston who famously styled that of Hidcote Manor and is divided into a series of 'outdoor rooms', each with its own character. The formality of the 'rooms' melts away as you move through the garden away from the house. Locally, the surround villages are steeped in history and on a clear day from the bottom of the garden one can see clearly across the local countryside to Holdenby House where King Charles I was held following the English Civil War, whilst about 500m away is the entrance to Althorp House, former home of Princess Dianna. In the nearby villages there are several Public Houses that feature in "Good Pub Guide" and there is very much a sense of community spirit with local fates and markets often held.

Access to Northampton via the "Harlestone Road" (A428) offers fantastic transport links to London Euston by rail with 40 minutes whilst heading north one can be in Birmingham by train in under 30 minutes. Access to Junction 18 (or 16) of the M1 are also conveniently less than a 10 minute drive.


Viewing high recommended to see this stunning plot and its potential for development.

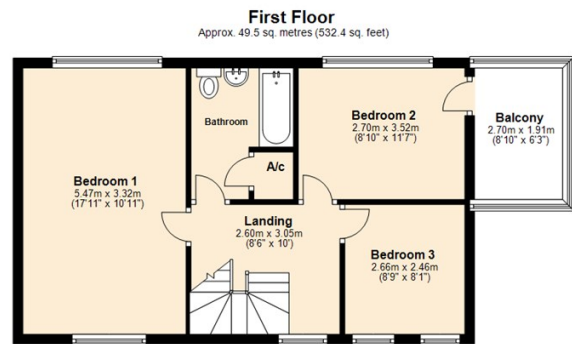
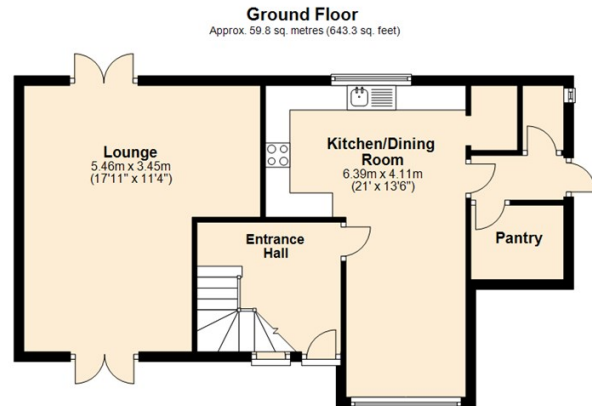
- Stunning Plot With Development Opportunity
- Existing Three Bedroom Detached Property
- Approximately 1.4 acres
- Village Location
- Viewing Is Highly Recommended
- Views Towards Holdenby House
- Gardens Styled On Hidcote Manor

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 109.2 sq. metres (1175.7 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. Plan produced using PlanUp.

