



- ❖ Stone Built Detached Home
- ❖ Five Double Bedrooms
- ❖ En-Suites To Bedroom One & Two
- ❖ Double Garage (Part Converted)
- ❖ Large Kitchen/Dining/Family Room
- ❖ Sought After Village Location
- ❖ Central Heating
- ❖ Double Glazing
- ❖ EPC Rating : - D

**Wappenham Road, Abthorpe**  
**£795,995 Freehold**





## 56 Wappenham Road, Abthorpe, Towcester, NN12 8QU

**Orchard House is a modern five bedroom detached family home constructed in stone and extending to approximately 2100 square feet. The house is located on a small development on a private road leading off from the Wappenham Road. The spacious accommodation is arranged over two floors featuring a dual aspect sitting room with a fireplace and log burning stove, an L shaped kitchen/dining/family room and separate study. There is a boot room and a utility room. A refitted en-suite and dressing room to the master bedroom, en-suite to bedroom two and three further double bedrooms and a part converted double garage. There is oil fired central heating, double glazing, secluded gardens to three sides and a driveway providing on site parking.**

**LOCATION:** ABTHORPE lies three miles west of Towcester, the village being centred around the village green and Church. Shopping and schooling facilities are available at Towcester and more comprehensive facilities at Northampton and Milton Keynes. Communications in the area are excellent with the M1 accessed at Junction 15A and the M40 at the Junction of the A43 between Brackley and Oxford. There is a main line rail service between Milton Keynes and London, Euston which takes 40 minutes. Leisure facilities include golf at Farthingstone, West Park, Whittlebury and Silverstone, motor racing at Silverstone and steeple chasing at Towcester. Village information can be found on [www.abthorpe.net](http://www.abthorpe.net)





**ACCOMMODATION:** Entrance Porch, Entrance Hall, Cloakroom, Lounge, Study, Kitchen/Dining/Family Room, Boot Room, Utility Room, Landing, Master Bedroom with En- Suite, Bedroom Two with En-Suite, Three Further Bedrooms, Family Bathroom, Part Converted Double Garage, Gardens to the Front & Rear.

**ENTRANCE PORCH:** With windows to the sides, courtesy light, half glazed door to:

**ENTRANCE HALL:** Staircase rising to the first floor landing, engineered oak flooring, radiator, dado rail, understairs cupboard, central heating thermostat, coving to the ceiling, smoke alarm, panel doors leading off to:





**CLOAKROOM:** Fitted with a white suite comprising a pedestal wash hand basin and low level WC, half height ceramic wall tiling, single panel radiator, coving to the ceiling, extractor fan, frosted double glazed window to the front aspect.

**STUDY:** 9' 5" x 9' 4" (2.87m x 2.84m) Single panel radiator, dado rail, engineered oak flooring, coving to the ceiling, double glazed window to the front aspect.

**UTILITY ROOM:** 9' 2" x 7' 10" (2.79m x 2.39m) Range of white base and eye level cupboards. Plumbing for washing machine and tumble drier. Stainless steel sink unit with stainless steel draining board. Laminate worktop.

**BOOT ROOM:** 9' 0" x 8' 4" (2.74m x 2.54m) Double glazed glass door from kitchen/diner to boot room. Oak doors to utility and garage. Double glazed half door to rear garden. Double glazed window to rear elevation. Half panelled walls.







**LOUNGE: 21' 10" x 11' 3" (6.65m x 3.43m)** A dual aspect room, the main feature of which is the fireplace with a brick inset, log burning stove, tiled hearth and oak beam above, three single panel radiators, coving to the ceiling, dado rail, television point, double glazed window to the front aspect, double glazed French doors to the rear garden.



**FAMILY ROOM: 12' 1" x 12' 0" (3.68m x 3.66m)** Single panel radiator, coving to the ceiling, dado rail, television point, double glazed window to the rear aspect, open plan through to:

**KITCHEN/DINING ROOM: 22' 6" x 15' 4" (6.86m x 4.67m)** Fitted with a range of base and eye level units with adjacent solid oak working surfaces, inset Belfast sink with swan neck mixer tap, central island unit with cupboards and drawers beneath, integrated dishwasher, fridge, space for a range cooker with extractor canopy above, ceramic tiled floor, dado rail, half glazed door to the side aspect, single panel radiator, ceramic tiled splashbacks, double glazed window to the rear aspect, door to the garage.









**DRESSING ROOM:** With fitted hanging rails and open shelving, coving and downlighters to the ceiling.

**EN-SUITE:** Refitted with a contemporary white suite comprising a fully tiled glazed shower enclosure with a mains fed shower, vanity sink unit with mixer tap and cupboards under, low level WC, ceramic tiled walls and floor, extractor fan, double glazed frosted window to the rear aspect, heated towel rail.





**BEDROOM TWO: 17' 10" x 11' 3" (5.44m x 3.43m)** Double panel radiator, fitted wardrobe, velux window to the rear aspect and double glazed dormer window with shutters to the front aspect, television point, panel door to:

**EN-SUITE:** Refitted with a contemporary white suite comprising a fully tiled glazed shower enclosure with a mains fed shower, wall mounted wash hand basin with mixer tap, low level WC with concealed cistern, ceramic tiled walls and floor, extractor fan, double glazed frosted window to the front aspect with shutters, heated towel rail, downlighters to the ceiling.





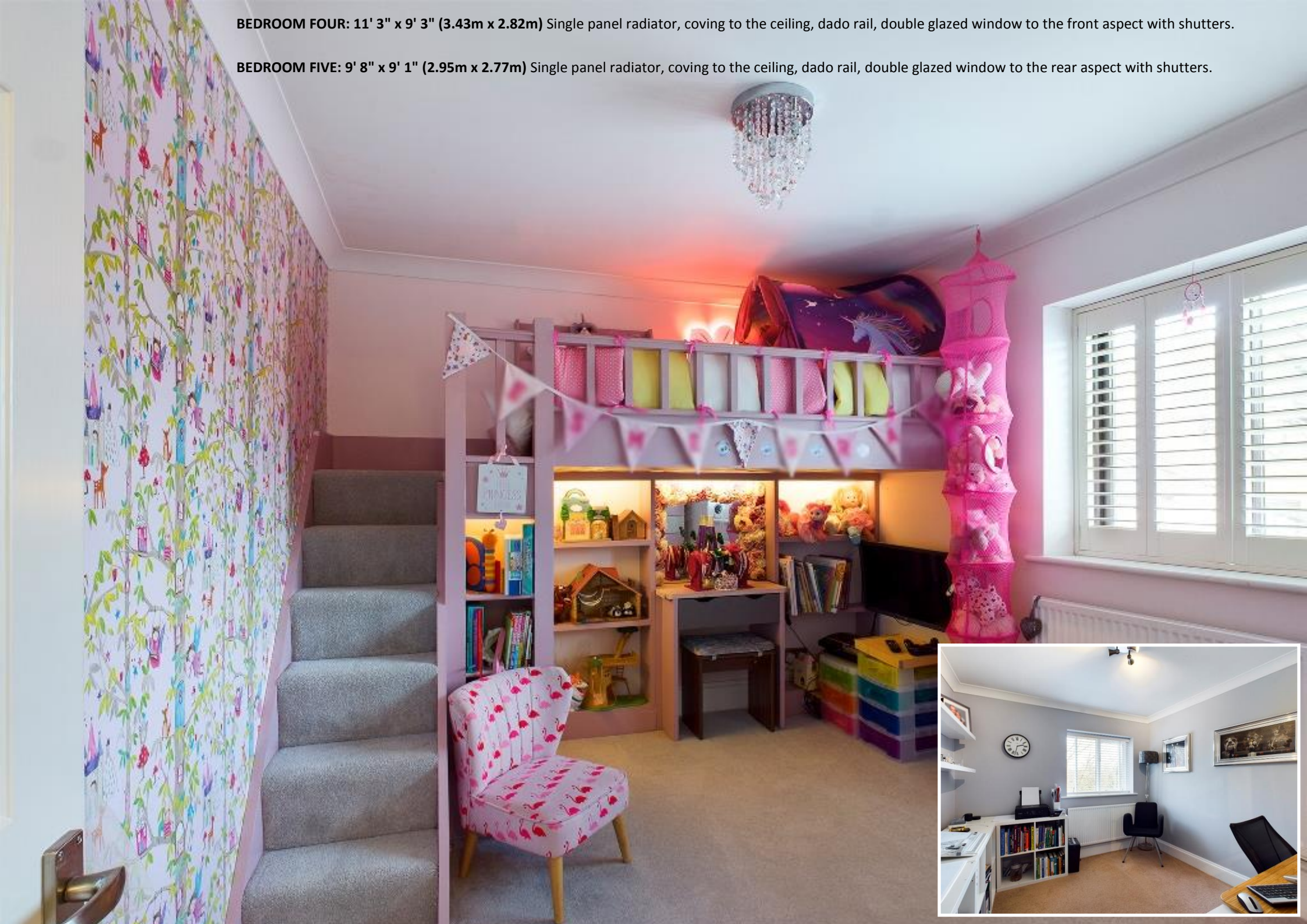
**BEDROOM THREE: 12' 2" x 11' 3" (3.71m x 3.43m)** Single panel radiator, coving to the ceiling, double glazed window to the rear aspect.





**BEDROOM FOUR: 11' 3" x 9' 3" (3.43m x 2.82m)** Single panel radiator, coving to the ceiling, dado rail, double glazed window to the front aspect with shutters.

**BEDROOM FIVE: 9' 8" x 9' 1" (2.95m x 2.77m)** Single panel radiator, coving to the ceiling, dado rail, double glazed window to the rear aspect with shutters.





**BATHROOM:** Refitted with a contemporary white suite comprising a panel bath, vanity sink unit with storage under and mixer tap, low level WC, half height ceramic tiled walls and floor, extractor fan, double glazed frosted window to the rear aspect with shutters, heated towel rail, downlighters to the ceiling.





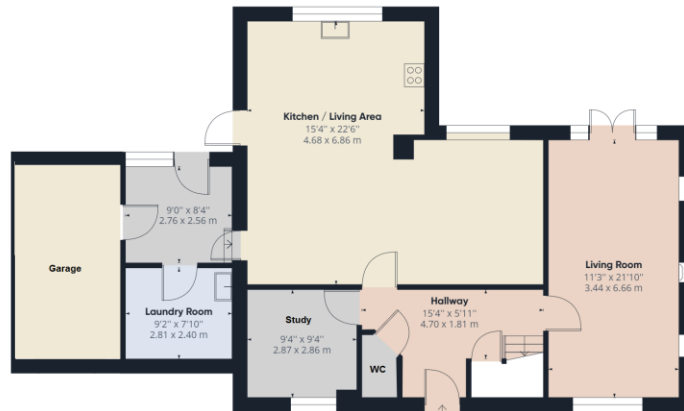
**FRONT GARDEN:** Laid mainly to lawn with a paved path to the entrance door with a tarmac driveway providing on-site parking for two cars. The garden is screened from the road by a brick wall with a mature hedge and established trees. In addition there is a narrow strip of lawn running to the entrance of the cul de sac providing potential for further on-site parking.

**REAR GARDEN:** Laid mainly to lawn with a block paved patio area, shrub borders, mature trees, established brick wall forming the rear boundary with timber fencing and hedgerow to the sides, outside lighting, gated pedestrian access to both sides.

**DOUBLE GARAGE (PART – CONVERTED):** Formally a double garage. One half has been converted into a boot and utility room. Door to garage with up and over doors, power and light, door to the boot room. Oil fired central heating boiler serving radiators and domestic hot water.







Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>

2129.36 ft<sup>2</sup>  
197.82 m<sup>2</sup>

Reduced headroom

68.06 ft<sup>2</sup>  
6.32 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Notes:

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