



76 SYWELL ROAD

Overstone, Northampton, NN6 0 AQ



DAVID COSBY
ESTATE AGENTS



76 Sywell Road

Overstone, NN6 0AQ

Total GIA Floor Area | Approx. 192sqm



4 Bedrooms



2 Receptions



2 Bathrooms



1 Cloakroom

Features

- Village location
- Countryside views
- Large gardens
- Gated Driveway
- Detached brick garage
- 4 double bedrooms
- Home office
- Open plan kitchen / breakfast area

Description

A substantial four-bedroom detached property which has been comprehensively modernised and updated by the current owners to provide a high specification family home within extensive grounds and backing onto meadow land. Accommodation includes four double bedrooms with en-suite to master, open plan kitchen / breakfast room with family snug, dining room, sitting room, utility, cloak room, office, and family bathroom. Externally, the property has gated vehicular access to a large driveway providing extensive off-road parking with established perimeter shrubs and trees. There is a large, detached brick garage and access to the rear garden with well-tended lawns and large patio area.



The pretty Northamptonshire village of Overstone provides a perfect blend of good local facilities, nearby green spaces and historical monuments whilst being situated less than 8 miles from Northampton town centre.

The Property

Entrance Hall

The main entrance hall is accessed via a contemporary aluminium door with vertical vision panel, brushed chrome handles and incorporating a five-bar locking mechanism. Floors are finished with engineered Oak boards which flow through to the dining room and kitchen areas. Walls are neutrally decorated, and contemporary column style radiators have been installed. Natural lighting has been provided by a full height window and Oak panelled doors lead to the sitting room and ground floor cloak room. A flight of carpeted timber stairs with painted balustrades and stained Oak handrails leads to the first-floor accommodation, and there is ample understairs storage space. A modern, aluminium frame Crittal style glazed door opens to the dining room area.

Cloak room

The ground floor cloak room is fitted with a traditional style close-coupled WC and a high specification inset sink with vanity unit, brass pillar taps and marble top. Floors are finished with slate effect ceramic tiles and natural lighting and ventilation is provided by a top hung casement window. Walls are finished with painted wainscotting and decorative lining paper.

Sitting Room

The triple-aspect sitting room is located to the front of the property and has good natural lighting to all three external elevations with white shutter blinds fitted to the windows. There is a recessed fireplace with herringbone bricks and an Oak lintel over. A wood burning stove has been installed and rests on a black tiled hearth. Walls are neutrally decorated, and floors are finished with jute carpeting. Double swing modern aluminium frame Crittal style doors with four-panel glazing and matching side lights open to the dining room area and open-plan kitchen beyond.

Dining room

The large dining room area is located to the centre of the property and has natural lighting from two vertical windows. Artificial lighting is provided by a central pendant light, evenly spaced recessed ceiling lights, and two wall lights. Floors are finished with engineered boards which flow through to the kitchen and walls are partly finished with decorative lining paper. A modern aluminium frame Crittal style door leads to the utility area.

Kitchen / Breakfast Room

Located within the recently constructed rear extension and with superb views over the well-tended rear garden this fantastic kitchen is the hub of the home and has two large monitor roof lights which, together with the concertina doors provide an abundance of natural sun light. The kitchen is well appointed with a range of Shaker style indigo blue units with copper effect handles and white chamfered quartz worktops. There is space for a large fridge freezer and a two-door oven has been installed. A five-burner gas hob has been fitted together with a copper effect extractor hood over. There is a large central island with recessed Belfast style sink and copper effect mixer tap. The island incorporates a built-in wine storage unit, dishwasher, and a projecting breakfast bar area. The concertina doors which open onto the large patio area provide wonderful views over the impressive garden and meadow beyond.





76



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Family Snug

Just off the kitchen is the family snug area which again has fantastic views over the rear garden via a large oriel window and there are two further full height vertical windows which flank the right-hand side wall. A modern wood burning stove has been fitted to the corner of the room. Floors are finished with engineered Oak boards and contemporary vertical column radiators have been installed.

Utility area

A functional space with slate effect ceramic tiles and Shaker-style base units fitted with stained Oak work surfaces. A Belfast sink with chrome mixer tap has been fitted and there is space for a washing machine. Walls are neutrally decorated, and artificial lighting is provided by 2 recessed ceiling lights. A part glazed door opens to the side elevation providing access to the rear garden.



First Floor landing

The large, part-galleried first floor landing is neutrally decorated and has natural lighting from two casement windows on the side elevation. Oak panelled doors lead to the bedrooms and family bathroom and there is useful linen storage space with slatted pine shelving within the boiler cupboard. A flight of timber stairs with painted balustrades and strained Oak handrails leads to the second-floor accommodation and has natural lighting from a Velux window.

Family Bathroom

The family bathroom is fitted with a four-piece suite including large double width shower with glazed screen, rain-effect shower rose, and separate shower hose. Floors are finished with marble effect ceramic tiles. There is a ceramic wash hand basin with pedestal and chrome mixer tap, and a matching close-coupled WC. A three-unit window provides natural lighting and ventilation, and heating is provided via a chrome ladder towel rail.

Master Bedroom

The large master bedroom has French doors overlooking the rear garden towards meadow land beyond. Tastefully decorated with a neutral colour and benefiting from a large built-in five door wardrobe. Floors are finished with cut pile carpet and ceilings are part-vaulted to the rear. An Oak panelled timber door opens to the master bedroom ensuite.

Master bedroom ensuite

Fitted with a three-piece suit comprising double width shower with rain effect shower rose and glazed screen, contemporary close-coupled WC, and ceramic wash hand basin with pedestal and chrome mixer tap. Floors are finished with marble effect tiles and natural lighting and ventilation are provided by a top-hung casement window to the side elevation.

Bedroom 3

Bedroom three is located to the front left-hand side of the property and is a double bedroom with contrasting-coloured walls and cut pile carpet. There is a three unit window overlooking the front aspect and providing good natural lightning from the south facing elevation.

Bedroom 4

Bedroom four is a further double bedroom located to the rear right hand side of the property and is currently used as a gymnasium. The room has a vaulted ceilings and a three-unit window which overlooks the rear garden. Walls are neutrally decorated, and floors are finished with cut pile carpet.

Office

A useful home office space with fitted work surface desk and high-level shelving. Walls are neutrally decorated and floors are finished with cut pile carpet. The three unit window to the side elevation provides natural lighting and ventilation.

Bedroom 2

Bedroom two is located at second floor level and has vaulted ceilings with Velux roof lights providing natural lighting and views of the surrounding area. Low level eaves hatches provide access to the roof void and further natural lighting is provided by a vertical fixed gable window to the front aspect. Floors are finished with cut pile carpet and artificial lighting is provided by recessed spotlights.





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Grounds

Garage

The large brick built detached garage has a cut timber roof clad with double-lap tiles and has received a white render finish. The original metal Crittal casement windows with tile crease sills are still in place and there is a two-panel part glazed pedestrian access door. The garage provides ample space for a workshop area and power and lighting have been installed.

Front Aspect

The front aspect has a large five-bar vehicular access gate set within a Northamptonshire ironstone perimeter boundary wall with cock-and-hen copings. The vehicular entrance opens onto a large, gravelled driveway which can accommodate several vehicles. There is a separate timber pedestrian access gate to the front boundary wall set within a row of established shrubs, plants and trees which line the front aspect and include well-tended Holly bushes, Silver Birch trees, Bay trees, and Conifers. A privet hedge row lines the left-hand side boundary, and a newly erected open-slatted timber fence forms the right-hand side boundary. The gravel driveway leads to the detached brick garage and there is a pathway extending to the rear garden.

Rear Aspect

The impressive rear garden has a large patio area accessed from concertina doors to the kitchen. A large portion of the garden is laid to lawn with well-tended perimeter shrubs and plants including Acers, Fir trees, a Twisted willow, Silver Birch and two fruit. A large shed, measuring 8ft by 6ft, is situated at the rear of the garden with raised vegetable beds and reclaimed brick pathways and a further patio area with external lighting suitable for late evening entertaining has also been created. Both front and rear aspects benefit from numerous weatherproof electric



Location

The pretty Northamptonshire village of Overstone provides a perfect blend of good local facilities, nearby green spaces and historical monuments whilst being situated less than 8 miles from Northampton town centre.

Located within easy reach of the M1, trains also run frequently from Northampton Railway Station to Coventry, Birmingham, Milton Keynes, and London Euston.

Overstone boasts its own village store with Post Office, groceries, and off licence and the property is also a 10-minute drive to further facilities at The Weston Favell Shopping Centre as well as the popular Beckworth Emporium garden centre and café known for its local produce and gifts.

Primary education is provided at Overstone School and secondary education is available at Moulton School with several options for independent schooling available at Overstone Park and Pitsford and further afield at Spratton, Wellingborough and Oundle. A new mixed secondary school is also being built in nearby Moulton by the well regarded Northampton School for Boys Academy.

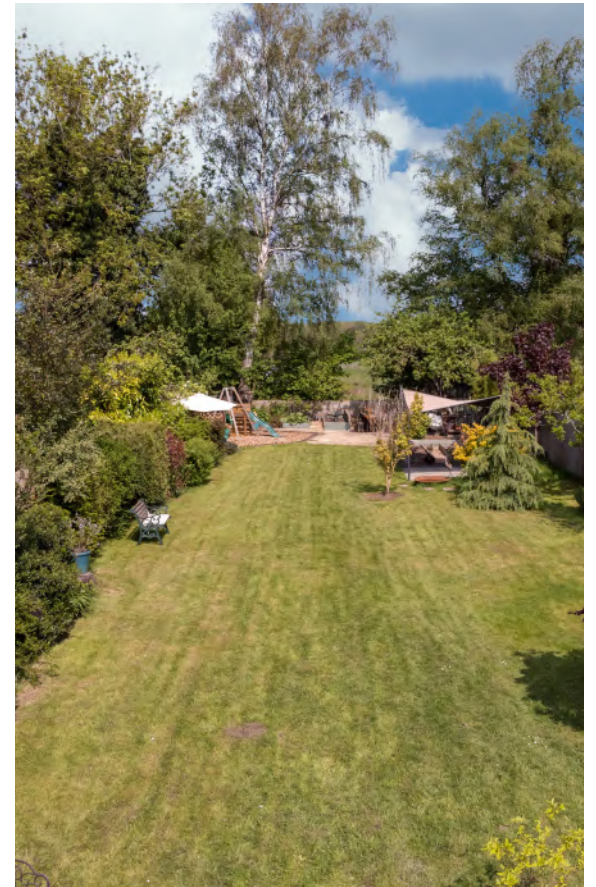
One of the notable landmarks in Overstone is Overstone Park, a historic estate that dates back to the 19th century. The estate features a grand mansion, Overstone Hall which tragically suffered a devastating fire. Since then, the hall has remained a ruin but continues to captivate visitors with echoes of its illustrious past and architectural grandeur.

Overstone Park itself now serves as a private golf and leisure club. Surrounded by picturesque countryside, the park offers well-maintained grounds, a championship golf course, fitness facilities, an indoor swimming pool, tennis courts, and a spa. The clubhouse provides dining options and hosts various events, making Overstone Park an ideal destination for leisure activities and special occasions.

Another outstanding architectural feature of Overstone has to be the Pytchley Gates, a Grade II listed monument that originally stood at the entrance of Pytchley Hall before being relocated to the formal entrance of Overstone Hall.

Overstone Village is also fortunate to be close to the charming natural retreat known as Sywell Country Park. The park features a picturesque reservoir, meandering paths, and lush woodlands, inviting visitors to enjoy leisurely walks and cycling. Nature enthusiasts will appreciate the diverse wildlife and flora, while fishing spots and a children's play area cater to outdoor activities. With ample picnic spots and a serene atmosphere, Sywell Country Park provides a peaceful escape for individuals and families seeking relaxation in the countryside.

For anyone looking to settle in a charming village with convenient amenities, proximity to larger towns and cities, and notable landmarks Overstone ticks all the boxes.



Property Information

Local Authority: West Northamptonshire Council (Daventry Area)

Services: Water, Drainage, Electricity, and Gas

Council Tax: Band E **EPC:** Rating C

Important Notice

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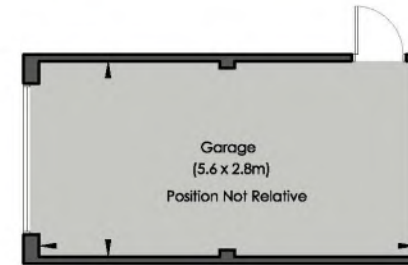
Ground Floor = 95 sqm (Exc. Garage)

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Approximate GIA (Gross Internal Floor Area) Excluding Garage = 192 sqm

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 This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



First Floor = 75 sqm



Second Floor = 22 sqm



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