



HILL FARM HOUSE, CHURCH LANE

Slapton, NN12 8PG



DAVID COSBY
ESTATE AGENTS



Hill Farm House

Slapton, NN12 8PG

Total GIA Floor Area | Approx. 259 sqm (2788 sqft)



4 Bedrooms



3 Receptions



2 Bathrooms

Features

- Desirable village location
- Countryside views
- Detached period property
- Garage and workshop
- Four bedrooms
- Wrap-around well-tended gardens
- Large dual-aspect sitting room
- Family room with French doors
- Utility and cloakroom

Description

Hill Farm House is an impressive, period property located on an elevated corner plot within the small and picturesque village of Slapton. This delightful four-bedroom detached home has professionally tended wrap-around gardens and a large, gravelled drive with gated access from Church Lane providing off-road parking for several vehicles. Accommodation includes four bedrooms (master bedroom with ensuite), dual-aspect sitting room, family room, dining room, kitchen, family bathroom, utility / cloak room, and garage / workshop.



The small rural village of Slapton is set within the Tove valley in South Northamptonshire and is surrounded by miles of beautiful countryside.

The Property

Entrance Porch

The entrance porch has a timber panel door with decorative glazed top light and individually glazed side panels. Floors are finished with glazed herring bone ceramic tiles and the ceiling is finished with tongue and grooved stained timber boards. A further timber panelled door with upper decorative glazing panes and matching side light opens into the main entrance hall.

Entrance Hall

The entrance hall has a straight flight of timber stairs with carpeted treads and risers leading to the first-floor accommodation. Floors are finished with glazed herringbone ceramic tiles and glazed timber doors open to the main sitting room and dining room area.

Kitchen/Breakfast Area

The kitchen is fitted with a range of solid timber shaker style base and wall units with roll top work surfaces and an inset sink and a half with drainer and chrome pillar taps. A large three-door Rangemaster with induction hob has been installed with matching extractor hood and light over. Floors are finished with marble effect vinyl tiles and natural lighting is provided from two windows to the front elevation. A stable-style door with upper glazed panes opens to the side lobby.

Side lobby

A useful area with built-in storage and natural lighting from decorative glazed lights to the side of the front stable door together with a decorative glazed roof light. Door open to the sunny front patio area and the large workshop area.

Sitting Room

The sitting room is located to the front right-hand side of the property and is a dual aspect room with an abundance of natural sunlight from a segmental bay window to the side elevation and two casement windows which flank the feature fireplace. Floors are finished with plush cut pile carpet and walls are neutrally decorated. A classically styled surround has been formed to the fireplace which is currently fitted with an electric stove heater.

Dining Room

The dining room is located to the rear elevation of the property and is fitted with oak-effect laminate floorboards and has neutrally decorated walls. This large space would accommodate a good-sized table and chairs. Natural lighting is provided by two windows overlooking the garden. A decorative glazed leaded light casts sunlight through to the entrance hall and a timber panelled door opens to the utility area and cloak room with a large archway leading to the kitchen.



Utility

Partly finished with stained timber panelling the utility area has a casement window to the rear elevation and space for a washing machine and fridge freezer. A panelled door opens to the cloak room.

Cloakroom

Fitted with a WC with low-level cistern and wash hand basin, the cloak room has natural lighting from a stained-glass roof light.

Family Room

The cosy family room is located to the rear right hand side of the property and has oak effect laminate boards and perimeter picture rails to the walls. There is a feature open fireplace with granite hearth, carved timber surround, and decorative tile inserts. French doors open onto the sunny patio area to the side garden - perfect for alfresco entertaining.



The Property

First Floor Landing

The first-floor galleried landing has four panel solid timber doors which lead to the principal bedrooms and family bathroom and is fitted with cut-pile carpet. Built-in storage is provided by a large full width wardrobe with panelled doors and a straight flight of stairs leads to the second-floor storage room.

Master Bedroom

The master bedroom is a good-sized dual aspect double bedroom with windows overlooking the side and front gardens. Floors are finished with cut-pile carpet and walls have perimeter picture rails. A four-panelled door leads to the en-suite.

Master Bedroom En-suite

Located to the front elevation of the property and with an obscured glazed window proving natural lighting the en-suite is fitted with a corner wash hand basin, close coupled WC and corner shower unit.

Bedroom Two

Bedroom two is another good-sized double bedroom located to the side elevation of the property and with built in wardrobe space which extends over the double bed space. Natural lighting is provided from a window overlooking the garden and floors are fitted with cut-pile carpet.

Bedroom Three

Bedroom three is located to the rear left hand side of the property and has a three-unit window with far reaching countryside views over pastureland. This room is a generous double bedroom with built-in storage space and cut-pile carpets.

Bedroom Four

Bedroom four is a single bedroom currently used as a hobby room and with a three-unit window again providing far reaching countryside views over pastureland. Floors are fitted with cut-pile carpet.

Family bathroom

The family bathroom is fitted with a four-piece suite comprising bath with chrome mixer tap and shower hose, wash hand basin with pedestal, close coupled WC, and quadrant shower. Floors are finished with marble effect vinyl tiles and a three-unit window overlooks the front elevation with views across Slapton village. Walls are partly fitted with ceramic tiling and further lighting is provided by recessed spotlights.

Second Floor Storeroom

The second-floor storeroom is located within the roof void and is a vaulted space with exposed purlins and recessed spot lights. Velux roof lights provide natural lighting and floors are finished with softwood timber boards. A two-panel door opens to the roof void on the right-hand side elevation providing further storage space.



Grounds

Front Aspect

The property is set back from Church Lane with gated vehicular access to a large gravel drive providing off-road parking for several vehicles and access to a good-sized garage and brick workshop. Further decorative iron gates lead to the main entrance porch and a sunny patio area with well-tended perimeter shrubs. A further double swing timber picket gate and fence separate the front entrance area from the main garden space.

Front Garden

The front garden has been immaculately maintained and manicured over the years to create an attractive space with a myriad of flowers, shrubs and herbs with well-tended lawns and patio areas. A timber pergola frames the main side garden area and there is a glass house (potentially available under separate negotiation) for vegetable growing and sustainable living situated adjacent to a lovely Copper Beech tree.

Side Garden

The side garden flows through from the main front garden and is similarly designed with a pretty array of flowers and shrubs and a small child's play area with Astro turf and perimeter picket fencing. Boundaries comprise well-tended shrubs which create a private space and there is a large patio area to the main family room perfect for alfresco dining and entertaining. Raised beds have been created for vegetable growing and steps lead down to a small, gravelled area where there is a large timber shed.

Rear Garden

To the rear of the property is a cottage style garden with a further large glass house (potentially available under separate negotiation) perfect for the horticulturally minded. Purpose built compost storage areas have been formed and there is a raised garden area filled with plants and shrubs.

Garage & Workshop areas

There is good sized, gable-fronted brick garage and workshop to the front left-hand side of the property with two sets of double-swing timber entrance doors. This practical space has power and lighting together with fitted shelving. A door to the rear of the workshop leads to a further large timber outbuilding, again with power and lighting and with access to the rear garden.

Garden Store

A large timber garden store is located to the rear right-hand side of the site providing ample space for garden equipment and serving as an additional workshop area.



Location

The small rural village of Slapton is set within the Tove valley in South Northamptonshire and is surrounded by miles of beautiful countryside. This unspoilt retreat may seem remote but is conveniently located just 5 miles west of Towcester and has easy access to the arterial roads of the A43, M1 and M40. Milton Keynes, Northampton, and Banbury are approximately 30 minutes' drive from where direct train journeys can be made to London Euston and Marylebone within an hour.

The architecture of Slapton comprises mostly of honeyed Northamptonshire sandstone with steeply pitched roofs, some of which still retain thatch coverings. The magnificent village church of Saint Botolph dates from the 13th century and is fortunate to have a collection of unique medieval frescoes on display after being covered over with whitewash during the reformation.

A pleasant country walk will lead you to the nearby village of Abthorpe where you will find a cosy inn and a short drive brings you to the market town of Towcester with its independent and boutique shops as well as bars, restaurants, and supermarkets. There is also a popular leisure centre with swimming pool.

Families with young children will find a good range of primary and pre-school establishments in several of the surrounding villages as well as independent schooling at Winchester House in Brackley and Akeley Wood near to Buckingham as well as Bloxham and Stowe.

Property Information

Local Authority: West Northamptonshire Council (South Northamptonshire Area)

Services: Water, Drainage, Electricity

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

Important Notice

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Hill Farm House, Slapton

Approximate GIA (Gross Internal Floor Area) = 259 sqm (2788 sqft)
 (Inc. Garage & Workshop, Exc. Second Floor Store, Garden Store & Outbuilding)

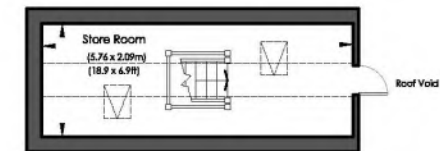
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 This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head 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.



GROUND FLOOR - GIA = 191 sqm (626 sqft)
 (Inc. Garage & Workshop, Exc. Outbuilding & Garden Store)



FIRST FLOOR - GIA = 68 sqm (732 sqft)



SECOND FLOOR (STORE ROOM) - GIA = 12 sqm (129 sqft)



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