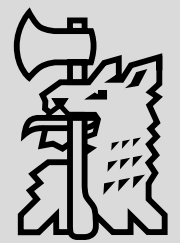


Quinton Rising

Quinton, Northamptonshire NN7 2EF



Jackson-Stops
& Staff







A substantial late Victorian country house, requiring some updating, set in extensive grounds in open countryside.

Features

- Main house about 656 sq. metres (7,068 sq. ft.) gross internal
 - Entrance lobby, large reception hall and cloakroom off
 - Four reception rooms
 - Kitchen and breakfast room
 - Laundry room and staff sitting room
 - Principal bedroom with bathroom en suite
 - Four further double bedrooms and two bathrooms
 - Two bedroom first floor flat and attic
 - Outbuildings including triple garage, greenhouses and machinery stores
 - Two bedroom lodge cottage, available if required
 - Extensive garden and grounds, including heated swimming pool, summerhouse and former grass tennis court
- In all about 3.4 hectares (8.4 acres)

Introduction

Quinton Rising dates from about 1900 and is brick built with rough rendered and painted elevations and a Collyweston stone slated roof. Designed by London based architects, Morris and Walker, in 1899, it was built for the then chief constable of Northamptonshire.

The house stands in open countryside between the villages of Quinton and Courteenhall, to the south of the county town, surrounded by extensive sweeping lawns and gardens extending to over eight acres.

The Property

The house is entered from the front door to an entrance lobby which leads into a large 'L' shaped reception hall with the principal staircase rising to the first floor and French doors opening to the terrace and garden to the south. The reception hall has a fireplace with a Georgian style mantelpiece and an oak herringbone parquet floor. Off the hall is a cloakroom with WC and hand basin.

The sizeable drawing room is south east and south west facing and is of very generous proportions. It has an open fireplace with a Georgian style mantelpiece and an oak herringbone parquet floor. Adjacent to the drawing room is a south west facing sitting room with open fireplace and Georgian style mantelpiece and beyond that is the similarly orientated and sized study.

The elegant and well-proportioned dining room faces north east and has a fireplace with a Georgian style mantelpiece.

The kitchen has a range of pine cupboards with a double sink, dishwasher, double oven and hob. A door leads to a large larder. There is a back hall reached from the kitchen with door to the drive and this leads to the breakfast room, once the original kitchen. Beyond is the laundry room with fitted cupboards, double sink and plumbing for a washing machine. A further rear hall, with secondary staircase to the first and second floors, has a silver





safe off it and the former staff sitting room. A door opens to a passage which leads to the triple garage and boiler room.

On the first floor, a broad landing leads to the principal bedrooms. The master bedroom suite comprises a double bedroom with fine garden views and a large bathroom with bath, shower, bidet and WC. There are four further double bedrooms off the main landing and two further bathrooms. The balance of the first floor is currently arranged as a flat comprising sitting room, small kitchen, bathroom, two further bedrooms and a linen room. A secondary staircase continues on to the second floor where there is tank room and an attic storeroom.

The Garden and Grounds

The house stands in extensive garden and grounds with a large stone flagged terrace immediately to the south west. To the south east of the house is an enclosed parterre with beds of peonies, edged with box, and a tunnel of roses. Beyond are sweeping lawns studded with mature trees. There is a heated swimming pool with terrace surrounding and a summerhouse, beyond which is a water feature. To the north of the house is the former kitchen garden, now mainly laid to grass and a former grass tennis court with terraced levels above it with rose beds. To the south of this is a wooded area.

Outbuildings

A covered link from the house, housing the boiler room, leads to a large triple garage with WC to the rear. A short distance from the house are a hot and a cold greenhouse and two machinery stores. There is a further machinery shed close to the lodge cottage's garden.

The Lodge Cottage

Built in a similar style and materials to the main house, this cottage stands beside the entrance gates. On the ground floor, there is an entrance hall, with staircase to the 1st floor, which leads to a sitting room with open fireplace and a dining room also with an open fireplace. Beyond is a kitchen/breakfast room. At first floor level, there are two bedrooms and a bathroom.

Attached to the rear of the cottage is a storeroom and a WC. A large garden enclosed by box hedging lies to the west in two compartments with lawns and mature trees.



Directions (NN7 2EF)

From Northampton take the A45 dual carriageway south east, turning off at the exit before the motorway junction, signed to Wootton and Collingtree Park. At a set of traffic lights, proceed straight ahead signed to Quinton and at the next roundabout turn left. Proceed to the next roundabout and then take the third exit into Quinton Road. Continue through open countryside to the village. Ignore the left hand turn into Quinton village and take the next right turn signed to Courteenhall. The gated entrance to Quinton Rising will be found on the right after about 135 metres.

From Junction 15 of the M1 motorway, proceed south on the A508 towards Road. Take the first left turn signed to Courteenhall and Quinton. Pass under the motorway and the gated entrance to Quinton Rising will be found on the left hand side after about half a mile.

Lotting

The property is shown on the plan in two lots. The main house and garden edged red and the lodge cottage and garden edged blue. A purchaser can, should they wish, buy the main house and garden alone. In the event that the property is sold without the lodge cottage, a right of way will be reserved through the entrance gates and over the start of the drive for the benefit of the lodge cottage. This right of way to be until such time as a new vehicular access can be formed into the garden of the cottage. The cottage will also continue to use the sewerage treatment plant paying a quarter of its running cost. The grounds of the main house, without the lodge cottage, amount to about 3.28 hectares (8.1 acres).

Property Information

Services: Mains water and electricity are connected. Foul drainage is to a private sewerage treatment plant. Central heating and hot water for the main house are provided by an oil fired boiler. The lodge cottage has night storage heaters and electric water heating.

Local Authority: South Northamptonshire Council
Tel: 01327 322322

Council Tax Band: Main House:- 'H' The lodge cottage:- 'D'

Tenure: Freehold

Viewing: Only by appointment with:-

Jackson-Stops & Staff,

20 Bridge Street, Northampton NN1 1NR

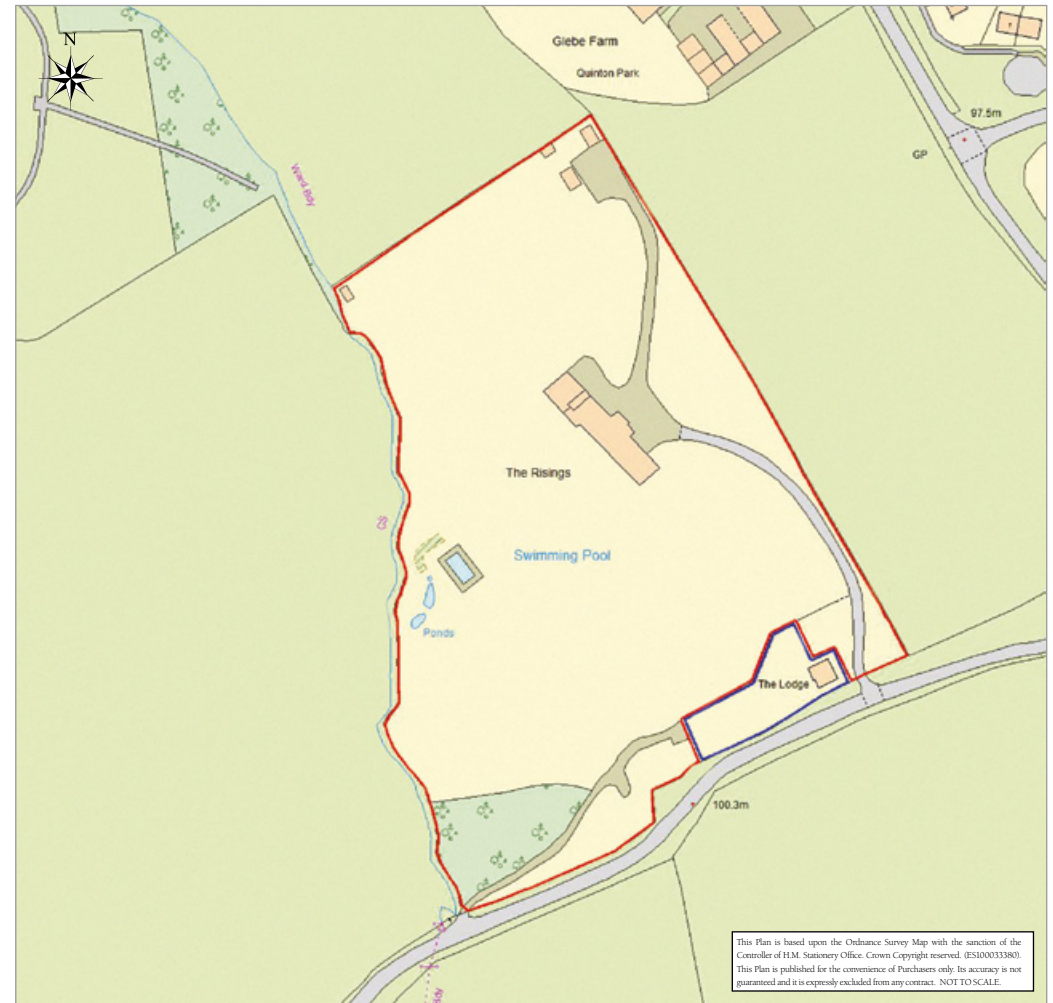
Tel: 01604 632991

Email: northampton@jackson-stops.co.uk

1 Market Place, Woburn, Bedfordshire MK17 9PZ

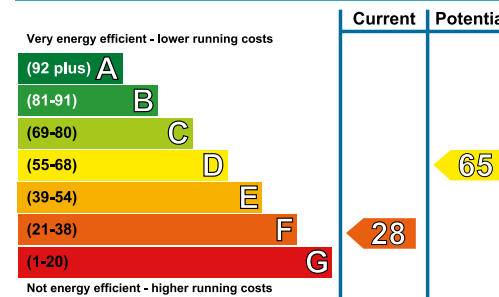
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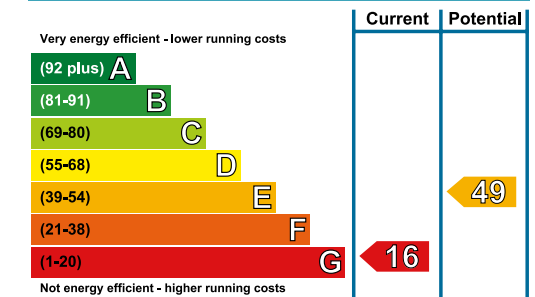
Quinton Rising

Energy Efficiency Rating



Lodge Cottage

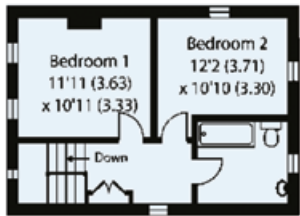
Energy Efficiency Rating



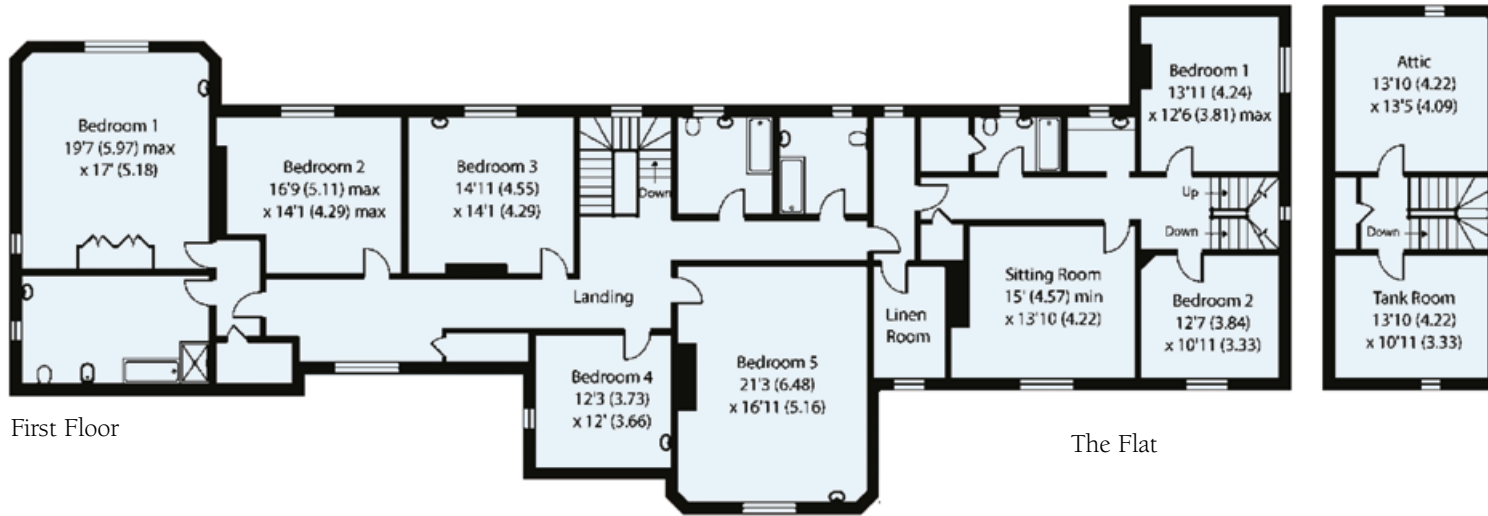
Approx. Gross Internal Area: Main House & Flat 7068 sq ft 656.6 sq metres (Excludes Garage)

Lodge Cottage 925 sq ft 85.9 sq metres (Excludes W.C. & Store)

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.

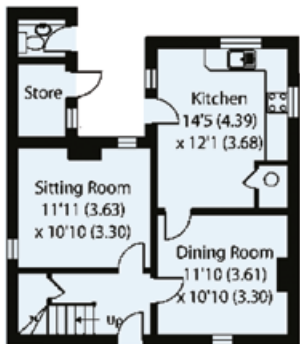


Lodge Cottage
First Floor

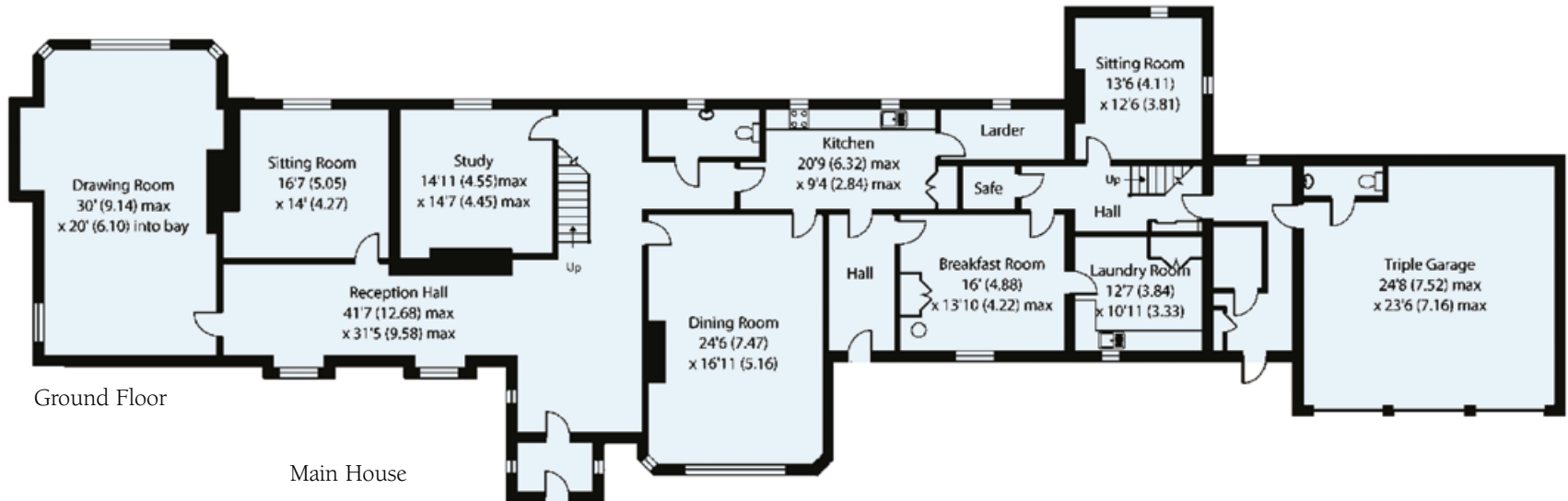


First Floor

The Flat



Lodge Cottage
Ground Floor



Ground Floor

Main House

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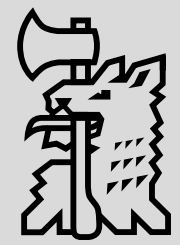
northampton@jackson-stops.co.uk

20 Bridge Street, Northampton NN1 1NR

woburn@jackson-stops.co.uk

1 Market Place, Woburn, Bedfordshire MK17 9PZ

jackson-stops.co.uk



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