



The Oaks | Pitsford | Northamptonshire

BERRYS
PROPERTY | BUSINESS | PLANNING

THE OAKS

MOULTON ROAD | PITSFORD | NORTHAMPTON | NN6 9AF

➤ Northampton to London approximately 1h 15 minutes

The Oaks is a stone built four bedroom detached property which was built by the current owners in 1984 of Northamptonshire stone.

There are a number of outbuildings est. 6,000 sq.ft. The property is in open countryside with views to all aspects, it is on the outskirts of the village of Pitsford and set behind electric double gates with a plot in excess of an acre. The property is being sold with no upward chain with the possibility of further land as indicated on the plan.

The Property

- 4 Bedrooms
- 2 Bathrooms
- Kitchen/ Dining Room
- Lounge
- Sitting Room
- Study
- Utility
- Outbuildings
- Secure Yard Areas
- Off Road Parking
- Electric Gates







Location

The Oaks sits just outside the conservation village of Pitsford which is to the north of Northampton in an area of rolling countryside, and within close to the Pitsford reservoir with a number of facilities. Pitsford has a public house, church and primary school and its own independent school. Shopping facilities are available at Kingsthorpe, secondary schooling is offered in Moulton and Northampton.

- Northampton approx. 7 miles
- Pitsford approx. 0.7 miles
- Market Harborough approx. 14 miles
- Kettering approx. 14 miles

Outside

The Oaks is approached via electrically operated iron double gates to a tarmac drive. There is a lawned area with herbaceous borders, trees and shrubs.

To the rear of the property is a yard area which leads onto a combination of outbuildings, which have electricity. The outbuildings can have a variety of potential uses subject to the necessary consents.

Paddock

0.75 acre paddock, 3 post and rail fence and trees have been planted to establish a boundary.

Renewables

The property benefits from solar panels which were installed by the vendor, the solar panels sit on the roof of the large barn to the rear of the house.

The income from the solar generated between 2014/2015 was £2,183 and between 2015/2016 was £1,921.07. The income is RPI linked and valid until 2036, the income shall vary dependent on the levels of sunlight.

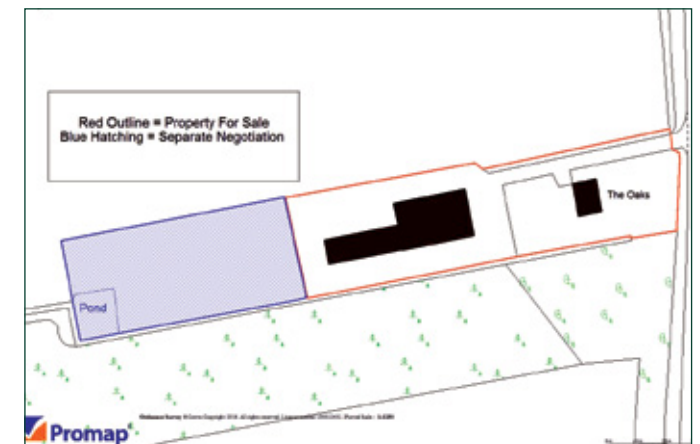
Additional Information

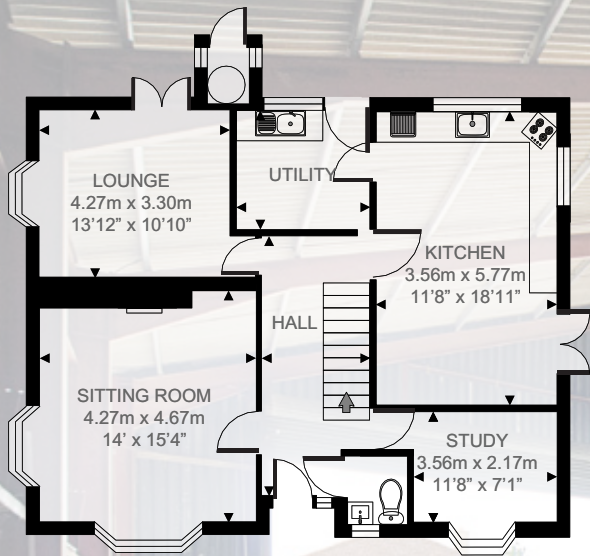
- Mains Water, Electric, Septic Tank, Oil Fired Central Heating
- Local Authority Daventry District Council 01327 871100 www.daventrydc.gov.uk
- Council Tax Band E £1,777.10

- Property Information Pack available on request
- Registered Title Number NN280990

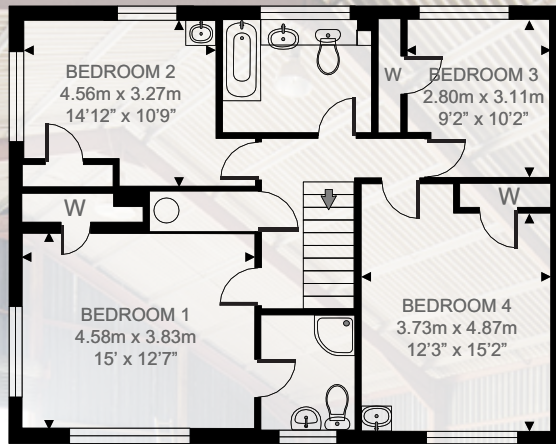
Viewings

Strictly by appointment only.



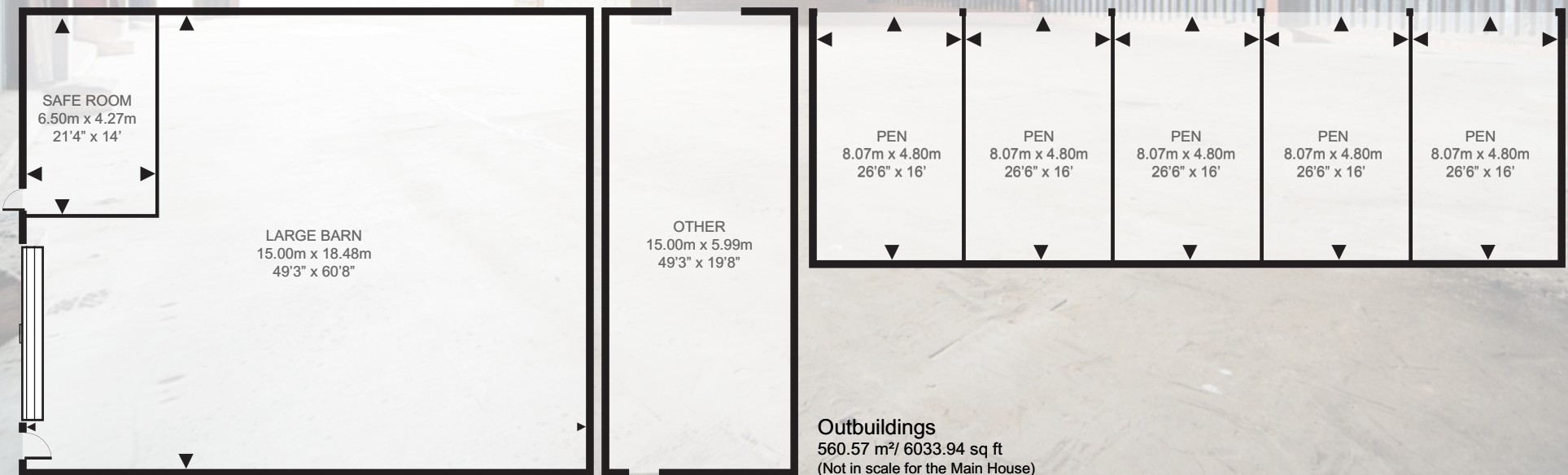


Ground Floor
79.09 m² / 851.34 sq ft



First Floor
78.43 m² / 844.18 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		71	88



Outbuildings
560.57 m² / 6033.94 sq ft
(Not in scale for the Main House)



This Plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved (BS7342E). This Plan is published for the convenience of Purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. NOT TO SCALE.



IMPORTANT NOTICE

Berrys, their clients and any joint agents give notice that:-

1. These particulars are prepared for the guidance only of prospective purchasers and are intended to give a fair overall description of the property but do not form part of any offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, that any service or facilities are in good working order, or that the necessary statutory requirements have been met.
4. The photographs appearing in these particulars show only a certain part and aspect of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas measurements or distances are approximate.
6. They are not authorised to make or give any representation or warranty whatsoever in relation to the property.
7. Purchasers must satisfy themselves by inspection or otherwise.

REF: KA22689

Property Services Since 1890



BERRYS

PROPERTY | BUSINESS | PLANNING

3 Cherry Hall Road, Kettering
Northamptonshire, NN14 1UE

Tel: 01536 517777

kettering@berrys.uk.com

BERRYS.UK.COM

