

Beech House, 504 Wellingborough Road, Northampton NN3 3HX



Jackson-Stops
& Staff



A substantial family home in a highly desirable location, backing on to Abington Park

The Property

Beech House is an impressive and notable property dating back to the Edwardian period with a date stone of 1908. Offering substantial and spacious living accommodation arranged over three floors the property has undergone an extensive refurbishment programme by the current owners, the results of which can be clearly seen when visiting the property. Immense thought has been given to the refurbishment with the property retaining its period charm but offering all the comforts of modern day living which includes a superb contemporary kitchen/living area, refitted bathroom suite and en suite facilities to four of the six double bedrooms. The three principal reception rooms have stunning views over the mature gardens and grounds.

The very nature of the property and its design conveys a feeling of grandeur together with a light and airy feel throughout. An inspection is highly advised in order to appreciate the standard, size and situation of accommodation on offer.

Features

- Large reception hall with open fireplace and cloakroom off, main staircase rising to first and second floor landing areas
- Sitting room with oak flooring
- Drawing room with open fireplace
- Dining room
- Study and garden room
- Contemporary kitchen/living area with Bells SieMatic kitchen, built-in Neff and Miele appliances, granite work surfaces and oak flooring
- Utility room
- First floor master bedroom with en suite bathroom and dressing room
- Three further bedrooms, family bathroom and two en suite shower rooms to the first floor
- Guest bedroom with en suite bathroom, further bedroom and a storeroom on the second floor
- Cellar with playroom/den and wine store
- Garage block and off-road parking
- Wonderful landscaped gardens and grounds

About 0.27 of a hectare (0.67 of an acre)



The Garden

The gardens and grounds form an attractive setting to Beech House. At the front of the property is a stone wall and pillared entrance which leads to a block paved frontage providing off-road parking for a number of vehicles with well stocked flower, shrub and clipped hedge borders. There is a detached garage block comprising double and single garages with a rear door giving access to a further hard standing area for more off-road parking.

The principal family gardens enjoy a southerly aspect, backing on to Abington Park. There are two raised terraces to the immediate rear of the house with steps down to a larger paved terrace ideal for outside entertaining and al fresco dining. The gardens beyond are largely laid to lawn with mature trees, flower and shrub borders giving a high degree of privacy. At the bottom of the garden is the kitchen garden and a former pool area which could be reinstated if so desired.

Location

Beech House is located in what is arguably one of Northampton's desirable locations. Situated one and a half miles to the east of Northampton town centre the area is well placed for communications with easy access to the M1 motorway (Junction 15) via the A45 dual carriageway. Trains to London Euston with journey times of one hour and also Wellingborough to St Pancras with journey times of about fifty minutes. Both state primary and secondary education are provided close by including the highly regarded Northampton School for Boys. Private schools include Wellingborough School, Northampton High School and Pitsford School.



- Northampton Town Centre 1½ miles
 - M1 (Junction 15) 4 miles
 - Wellingborough 10 miles
 - Milton Keynes 16 miles
- (Distances/time approximate)

Directions (NN3 3HX)

From Northampton take the Billing Road towards Northampton School for Boys and at the traffic light junction with Park Avenue South, Billing Road East and Rushmere Road turn left into Park Avenue South. Take the next right into Abington Park Crescent and at the next traffic light junction turn left on to the Wellingborough Road. Beech House can be seen on the left, set back from the road, being the last but one property before reaching Abington Park.

Property Information

Services: All main services are connected to the property.

Local Authority: Northampton Borough Council Tel: 03003 307 000

Council Tax Band: 'G'

Tenure: Freehold

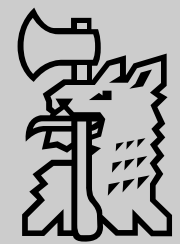
Viewing: Only by appointment with Jackson-Stops & Staff – Tel: 01604 632 991

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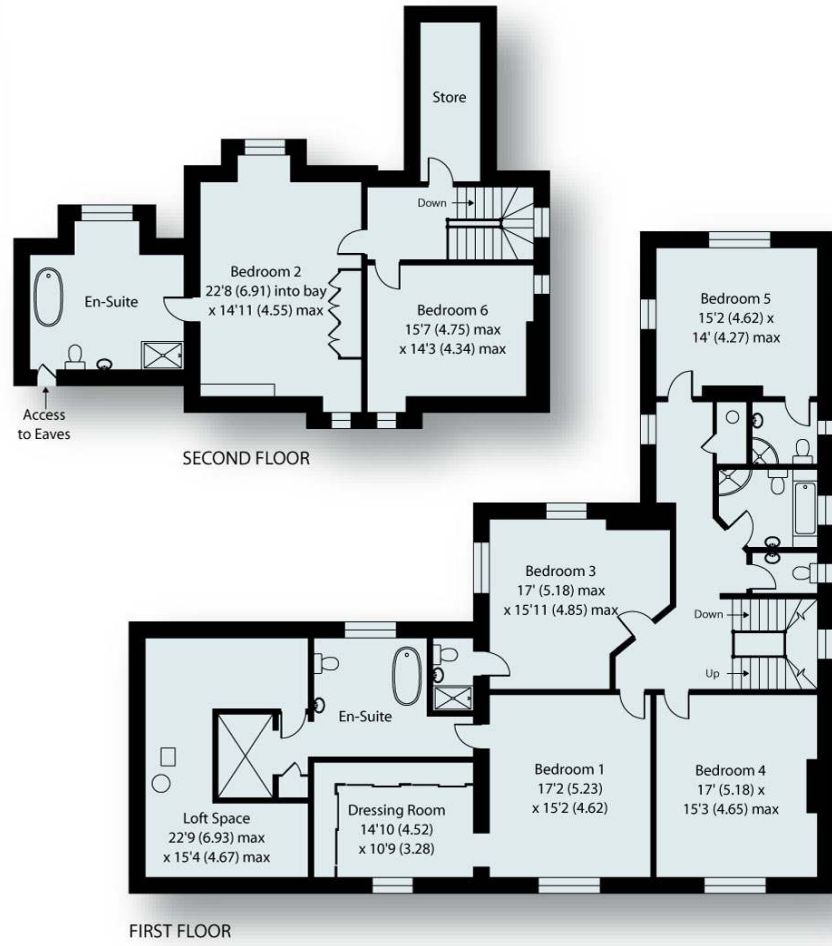
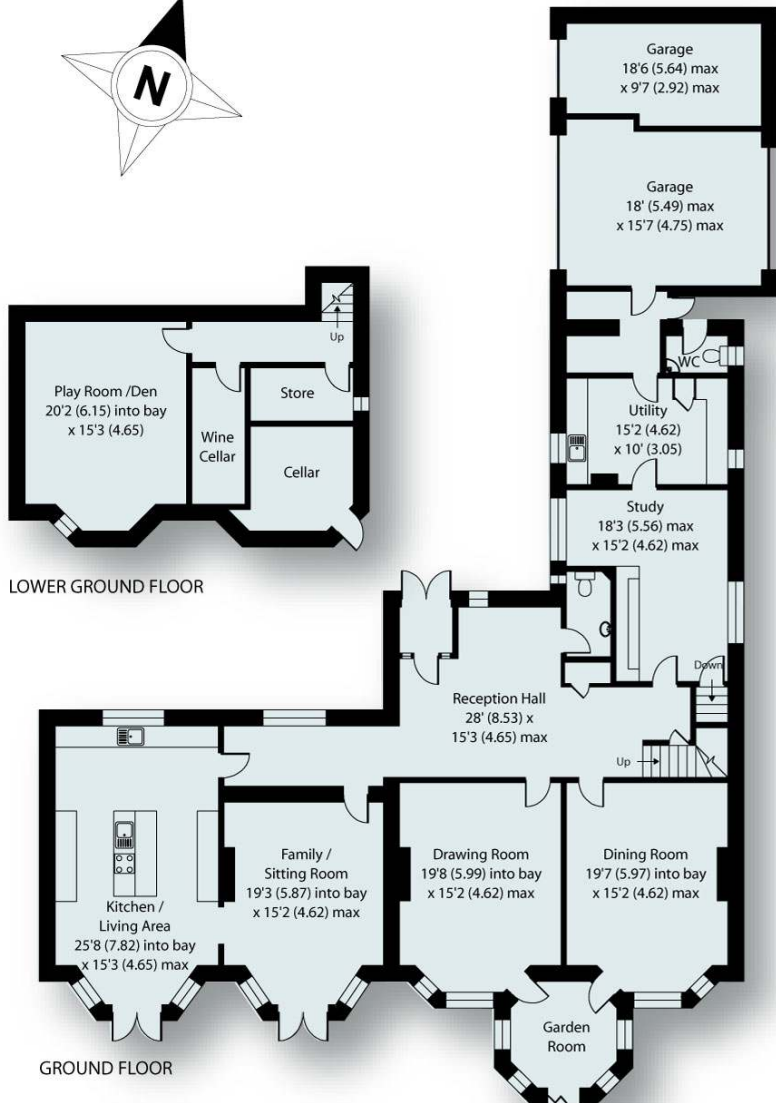
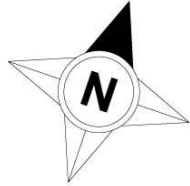




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APPROX. GROSS INTERNAL FLOOR AREA 5947 SQ FT 552.4 SQ METRES (EXCLUDES GARAGES)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	