



The Homestead, Alderton

Offers in excess of **£900,000**



JACKIE OLIVER & CO

## The Homestead, Spring Lane, Alderton, Northamptonshire, NN12 7LW

This beautiful Grade II Listed thatched period home is situated in a conservation area on the edge of this picturesque South Northamptonshire village.

Entrance Hall | Kitchen/Breakfast Room |  
Sitting & Dining Rooms | Garden & Family Rooms |  
Boot, Utility & Cloakrooms | Master Bedroom Suite |  
Three Further Double Bedrooms | Family Bathroom

### The Property

Enjoying the tranquillity of a rural setting yet the convenience of being close to major trunk roads, 'The Homestead' is a quintessential 17<sup>th</sup> Century English property steeped in character. The versatile accommodation lends itself to catering for a growing family and includes an eat-in kitchen with a pantry, utility & boot room, three generous reception rooms, an additional oak framed garden room with vaulted ceiling and four double bedrooms. Externally a range of heated garages and outbuildings are complemented by a large gated driveway & mature gardens to the front and rear.



- Mains water & drainage
- Oil fired radiator central heating
- Partial double & secondary glazing
- Freehold
- Council tax band F
- EPC rating band D





## The Ground Floor

Approached via a sweeping pathway along the front garden, the hardwood front door is sheltered beneath a pretty timber, stone & thatched porch. Dual aspect, the entrance hall has quarry tiled flooring and the original bread oven in situ in an ornamental fireplace with exposed brick & stonework and a solid wood mantle.

## The Kitchen/Breakfast Room & Beyond

The family kitchen is the real heart of the home and fitted with a comprehensive range of storage cupboards with solid granite working surfaces and an inset ceramic sink. Integrated appliances include a dishwasher and fridge along with a microwave oven and warming drawer. The 'Steel Cucine' range is a central feature to the kitchen and comprises a double oven, a grill and a six ring gas hob, all situated in a brick built fireplace with integral lighting and a solid wooden mantle.

Travertine tiled flooring extends into the breakfast room lying open plan alongside where ample space is provided for a large dining table and a wooden latch & brace door leads into a pantry with shelving. The boot room offers a bespoke range of solid wood storage cupboards with wooden working surfaces and the two piece cloakroom beyond comprises a wash basin and a W.C.

Through the rear lobby with access into both the rear garden and the boiler room, the separate utility is again fitted with a range of storage cupboards and granite working surfaces with space provided for your washing machine.







### The Living Accommodation

The cottage offers four reception rooms providing versatile living space.

### The Sitting Room

The dual aspect sitting room is a generous size for a range of furniture, all centred around a beautiful multi-fuel burning stove with glass door in a stone fronted chimney breast with a flagged hearth. An exposed wooden beam runs the length of the ceiling and a wooden latch & brace door leads into the adjacent family room.

### The Family & Garden Rooms

Again dual aspect, the light & airy family room is a versatile space currently used as a fitness studio although would also create an ideal home office. In addition to the radiator, the travertine tiled flooring has electric underfloor heating which extends into the adjacent garden room via glazed oak bi-folding doors. The beautiful oak framed garden room has a vaulted ceiling with oak beams and integral lighting. French doors lead into the rear garden and the electric underfloor heating is zoned differently to the family room allowing for two different temperatures.



### The Dining Room

The cottage has a formal dining room which is dual aspect, the two windows to the front of the property each having a window seat allowing for views over the front garden.

## The First Floor

Accessed via stairs from the formal dining room, the first floor landing runs the length of the property with original exposed beams.

## The Master Bedroom Suite

The master suite comprises a bedroom with dressing area and a shower room.

The bedroom itself is dual aspect with both windows having exposed wooden lintels, all lying under an impressively high vaulted ceiling with feature beams. A mezzanine level above the shower room offers a storage cupboard with additional storage provided in the eaves space.

The dressing area is fitted with a triple wardrobe and a discreet storage space for the mezzanine access ladder.

The shower room comprises a double shower cubicle, a vanity wash basin and a W.C., all with a window to the front of the home.



## Evohome Technology

The house central heating & hot water are fully controlled by Evohome smart technology allowing each room to be separately controlled from a central control panel or smart phone.

The hot water tank, housed in the attic, is a pressurised 'Megaflow' system and again, also controlled by the same system.





## The Remaining First Floor

The second bedroom is situated at the opposing end of the cottage to the master suite and is again dual aspect. With exposed beams, the bedroom benefits from a built-in double wardrobe with a hanging rail and shelving.

The third bedroom again boasts exposed beams and a window with seat enjoys views over the front garden. A shelved display niche has exposed brickwork and a large chimney breast has a display ledge.

The fourth double bedroom has exposed beams, a window with deep sill and a door leading to access to the fully boarded loft space with water tank.

The four piece family bathroom completes the first floor accommodation and comprises a bath with shower over, a separate shower cubicle, a wash basin and a W.C., all with a ceramic tiled surround.



## The Thatched Roof

The water reed thatch roof had 'Maintenance' carried out in June 2020 by master thatchers 'StrawMaster'. This involved replacing the ridge and re-packing any depressions in the thatch and is recommended approximately every 12 – 15 years. The front porch thatch roof was also replaced at this time.

## The Gardens

Occupying a generous plot, the property has well maintained and established gardens to both the front and rear. The front garden is laid to lawn with a mature tree and has gravel pathways leading to both the front door and the rear of the property. An ornamental fish pond has well stocked flower and shrub borders and a small seating area.

Enjoying a particularly private aspect, the rear garden is fully enclosed by timber fencing. A generous patio seating area with summer house and elevated flower beds lies next to the garden room with external power points in situ for a hot tub. A further paved area spans the rear of the home with access to the front of the property granted on both sides. A useful outside tap is positioned on the rear of the utility wall and an oil tank is screened by timber fencing in the far right hand corner.



The picturesque and highly regarded village of Alderton is situated between Towcester and Milton Keynes in beautiful South Northamptonshire countryside with a myriad of public footpaths. 'The Homestead' is positioned at the end of a no through road with direct access to a bridle path leading to walks in the surrounding area.







## The Garaging, Store Rooms & Parking

Retained by electric gates, the property has a large gravel parking area providing ample off road parking for numerous vehicles along with a range of garages and outbuildings.

## The Garages

Measuring 21'0" x 17'2" and fully insulated, the double garage has an electric double width door to the front, two wall mounted electric heaters, power and light connected, eaves storage space and porcelain tiled flooring. The single garage measures 18'9" x 8'1" and is accessed from the front by double wooden doors. Internally there is power and light connected, a wall mounted electric heater and eaves storage space.

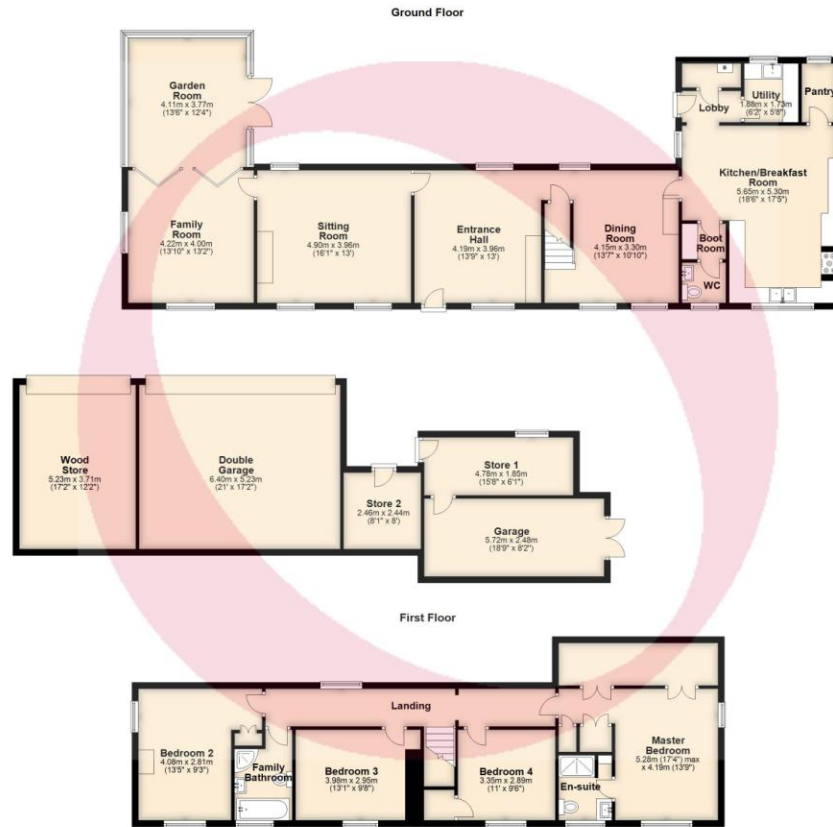
## The Two Store Rooms

Adjoining the single garage and with a further door to the gravel parking area, store one measures 15'8" x 6'1" and has power and light connected and a window to the side. Accessed via a hardwood door from the parking area, the second store measures 8'1" x 8'0" and has power and light connected and a wall mounted electric heater.



## The Wood Store

This versatile space is attached to the double garage, again accessed from the gravel parking area via an electric door from the front. Boasting a vaulted ceiling with exposed beams and supporting timbers along with an exposed stone wall, the wood store measures 17'2" x 12'2" and has power and light connected and a wall mounted electric heater.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		73
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	57	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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