



19 Woodland Walk  
Overstone | Northampton | Northamptonshire | NN3 5NS

FINE & COUNTRY



# 19 WOODLAND WALK

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This beautiful four bedroom detached home has been lovingly renovated and extended by the current owners. It has a fantastic kitchen, a private garden and a garage with off road parking. This property is located on a quiet and peaceful cul-de-sac in Overstone and the residents of Woodland Walk have access to their own private and gated woodland, making this a superb family home! This property also comes to the market with no onward chain.









## Ground Floor

Upon entering the property, you'll find the downstairs cloakroom to the right and the sitting room to the left, offering a beautiful feature gas fireplace. Double doors lead to the lovely dining room where you'll find patio doors offering access to the garden.

The stunning kitchen/breakfast room can be accessed from the dining room as well as the entrance hall, creating a great flow to the ground floor. This modern state of the art kitchen has been refurbished to a very high standard and offers multiple integrated appliances such as a double oven, a microwave, a wine fridge, an under-counter fridge and two full height fridge/freezers! There's even a Range cooker, making it the third oven in this wonderful kitchen. The kitchen island/breakfast bar comfortably seats three. A spacious utility area can also be found and offers a second sink as well as an integrated washing machine and tumble dryer. Access to the garage can be found from this utility area as well as patio doors leading to the garden.













# Seller Insight

“ 19 Woodland Walk is a spacious family home in a small, attractive and quiet development. The present owners had always liked the houses, and so when number nineteen came onto the market they jumped at the opportunity to buy.

The kitchen is an incredibly well planned room with a streamlined cooking area that blends seamlessly into a utility area with matching units. A breakfast bar is ideal for informal meals and a place to chat with the cook. There is room for a table and perhaps a chair by the sliding doors where you have soothing views into the garden. It is the gregarious and busy hub of the household.

The dining room and lounge have the same hospitable atmosphere and when the whole family gathers together, you can seat twelve round the dining table and then all retire into the lounge, to relax. The easy flow of rooms makes the house an excellent entertaining venue and the owners stress how much they have appreciated being able to easily offer hospitality.

The owners believe the garden is a summer living area and as important as the house, and consequently have designed a charming, private sanctuary. The lawn is backed by colourful borders and shrubbery, which offer round year interest that bursts into springtime colour. The patio is an ideal al fresco dining room, and a wooden building, affectionately called “the folly,” houses part of the old kitchen and is an excellent cooking zone. With a roof covered in evergreen clematis it is a superb and much used addition to the garden.

There are lovely walks from the house and a private, fenced, locked section of woodland is enjoyed by the local community. It is a secure place for children to play and awash with wildlife.

Nearby Rushden Lakes is good retail centre and the short journey into Northampton provides a choice of schools and a train service into London Paddington.

The present owners have loved the house and the community and feel certain the next owners will come to love it in the same way.\*

\*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









## First Floor

The first floor has been extended and redesigned by the current owners to offer superb living accommodation which includes 4 bedrooms, 2 en-suites and a fantastic family bathroom.

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“ The generous space of the rooms appealed to the owners, and they added to this by building a large master bedroom and en suite above the garage. The house was also rather tired and with great care and attention to detail they created a light filled home with a positive and welcoming ambience.







### Outside

The enclosed and private rear garden offers a lovely place to relax and unwind with a bespoke BBQ hut and hot tub. There's also a spacious lean-to by the side of the house offering great storage.

Not only is this property located on a quiet and peaceful cul-de-sac, the residents of Woodland Walk also have access to their own private and gated woodland, making this a fantastic family home.











## LOCAL AREA

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The Overstone Park Golf Course and Leisure Club can be found a few minutes walk from the house. Many amenities can be found close by to include a church, a village shop and a pub. Great schooling can also be found nearby with multiple primary schools, secondary schools and private schools available.









# INFORMATION

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## Services

Mains gas, electricity, water & drainage.

## Tenure

Freehold

## Local Authority

Northampton Borough Council

## Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 07393997427

## Website

For more information visit [www.fineandcountry.com/uk/northampton](http://www.fineandcountry.com/uk/northampton)

## Opening Hours:

Monday to Friday – 09: - 17:30

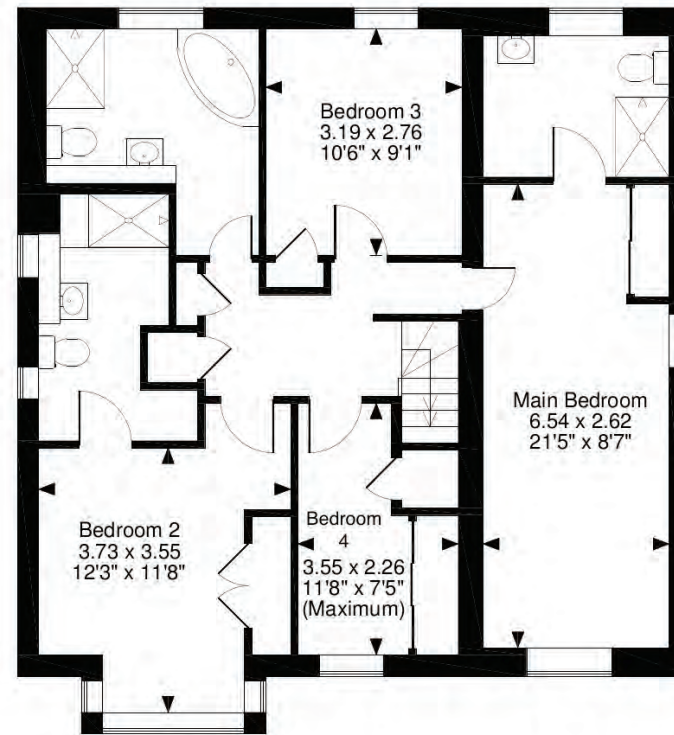
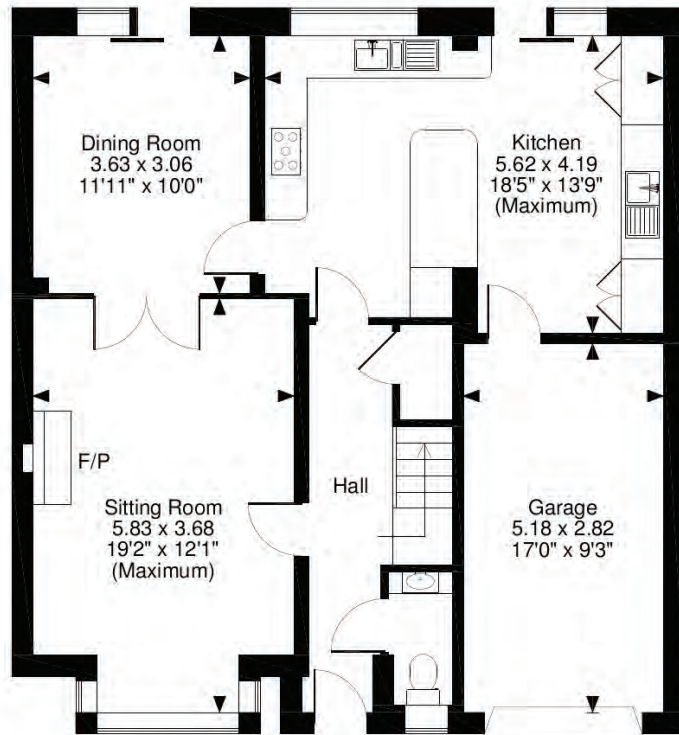
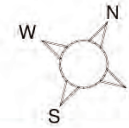
Saturday – 09:00 – 12:30

Sunday – By appointment only





**Woodland Walk, Northampton**  
**Approximate Gross Internal Area**  
**Main House = 1572 Sq Ft/146 Sq M**  
**Garage = 158 Sq Ft/15 Sq M**  
**Total = 1730 Sq Ft/161 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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EPC Rating: D



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Marie has been in the real estate industry for many years and brings a bespoke and tailored marketing strategy for each of her clients, understanding that each property has its own story. Marie believes maximising the value of the clients property is important but that the high level of customer service offered throughout the journey is as important.

YOU CAN FOLLOW MARIE ON



## FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.



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