



2, Sutton Acre Flore, Northamptonshire, NN7 4NW

HOWKINS &
HARRISON

2, Sutton Acre Flore, Northamptonshire, NN7 4NW

Guide Price: £779,000

Nestled away in this popular village is this exceptional four-bedroom detached family home. The property has been thoughtfully modernised to an outstanding standard, offering beautifully presented accommodation, an impressive open-plan kitchen, dining and family room, a generous sitting room with contemporary fireplace, separate study and stunning landscaped private and south facing gardens. With ample driveway parking, a double garage, adjoining carport and excellent potential to create an annexe (subject to any necessary consents), this is a superb home designed for modern family living and entertaining.

Features

- Exceptional four-bedroom detached family home
- Offers a good degree of privacy
- Stunning open-plan kitchen, dining and family room with bi-fold doors
- Utility room with extensive storage
- Principal bedroom with fitted wardrobes and en-suite
- Three further bedrooms, all with fitted wardrobes
- Beautifully landscaped rear garden with porcelain terrace
- Charming thatched breeze house lodge ideal for outdoor entertaining
- Double garage, adjoining carport and extensive driveway parking
- Excellent potential to create an annexe or additional accommodation (subject to the necessary consents)



Location

Flore is a village and civil parish in the Daventry district of the county of Northamptonshire. Within the village there is a village shop with a post office. Refill shop with an in-house coffee shop, Millennium village hall, Brodie Lodge playing field and The White Hart public house. There are bus services to Northampton and Daventry.

All Saints Church dates from the 13th century and the non-conformist church was begun in the 17th century on the site in Chapel Lane, which is now occupied by the United Reformed Church, the present building dating from 1880.

Additionally, within the village is the Church of England Primary School with secondary education at Campion School in Bugbrooke. The village is well placed for access to the M1 junction 16 approximately two miles away and the A5 at nearby Weedon one mile away.

Ground Floor

Entered via a composite front door, into the welcoming reception hallway which immediately sets the tone for the quality found throughout the home. Featuring a fitted coats cupboard, contemporary radiators, understairs storage and stylish internal doors.



The hallway provides access to the principal reception rooms and a beautifully appointed cloakroom fitted with a modern two-piece suite, fully tiled walls and floor, chrome heated towel rail and extractor fan.

The dual-aspect sitting room is flooded with natural light from a front-facing window and bi-folding doors opening onto the rear terrace, creating a seamless connection between the house and garden. A contemporary remote-controlled inset gas fireplace provides an attractive focal point, making this an ideal space to relax or entertain. The study is positioned overlooking the front driveway.

To the front of the property, the separate study offers an excellent home office or additional reception room.

Undoubtedly the heart of the home is the spectacular open-plan kitchen, dining, and family room. Designed with both everyday living and entertaining in mind, this impressive space enjoys windows to three aspects together with bi-folding doors opening directly onto the porcelain terrace, allowing an abundance of natural light to fill the room. The contemporary kitchen is beautifully fitted with a comprehensive range of grey and white wall, base and drawer units, built-in illuminated cupboard, complemented by generous quartz work surfaces. A central island incorporates an induction hob, pop-up power sockets and additional preparation space, while further integrated appliances include AEG eye-level oven, microwave, steam oven, warming drawer, dishwasher, wine cooler, Franke boiling water tap and space for an American-style fridge freezer. Karndean flooring flows throughout the kitchen, dining, and family area, enhanced by recessed lighting and contemporary vertical radiators.

The adjoining utility room continues the high-quality finish with matching cabinetry, extensive storage including a double larder cupboard, plumbing for laundry appliances, additional appliance space, stainless steel sink, and direct access to the garden.





First Floor

The spacious first-floor landing provides access to the airing cupboard, all four bedrooms, and the loft via a fitted loft ladder. The generous principal bedroom enjoys views over the rear garden and benefits from fitted his-and-hers wardrobes together with an en-suite shower room comprising a three-piece suite, fully tiled shower enclosure, vanity storage, chrome heated towel rail and recessed lighting.

Bedrooms two, three and four are all well-proportioned doubles, each benefitting from fitted wardrobes, with bedroom four currently utilised as a dressing room.

Completing the accommodation is the contemporary family bathroom, fitted with a white three-piece suite incorporating a P-shaped bath with shower over, vanity wash hand basin, chrome heated towel rail and attractive tiled finishes.



Outside

Outside, the beautifully landscaped rear garden is undoubtedly one of the property's standout features. Fully enclosed and thoughtfully designed, it offers a wonderful selection of seating areas connected by winding pathways through well-stocked borders filled with mature shrubs, acers, ferns and ornamental planting. A porcelain terrace extends across the rear of the property, perfectly positioned for outdoor entertaining, while a charming, thatched Breeze House lodge with curved seating provides a unique setting for al fresco dining. Additional features include a Japanese garden area with a Japanese water bowl, cloud-pruned tree, and three kneeling stones. A shaped lawn, gravel seating area, timber garden shed and pedestrian side access.

Approached via a private road, the property enjoys a substantial gravel driveway providing ample parking and turning space for several vehicles. The double garage benefits from power and lighting and adjoins a covered carport, together offering excellent potential for conversion into additional living accommodation or a self-contained annex, subject to the necessary planning permissions and building regulations. Across the private driveway, a further area of landscaped garden belonging to the property is beautifully planted with established acers, roses and mature shrubs, adding further privacy and curb appeal.





Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact [Tel:01327-353575](tel:01327-353575).

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

West Northamptonshire Council

[Tel:0300-126700](tel:0300-126700)

Council Tax Band-G

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Howkins & Harrison

27 Market Square, Daventry, Northamptonshire NN11 4BH

Telephone 01327 316880

Email property@howkinsandharrison.co.uk

Web howkinsandharrison.co.uk

Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)

Twitter [HowkinsLLP](https://twitter.com/HowkinsLLP)

Instagram [HowkinsLLP](https://www.instagram.com/HowkinsLLP)

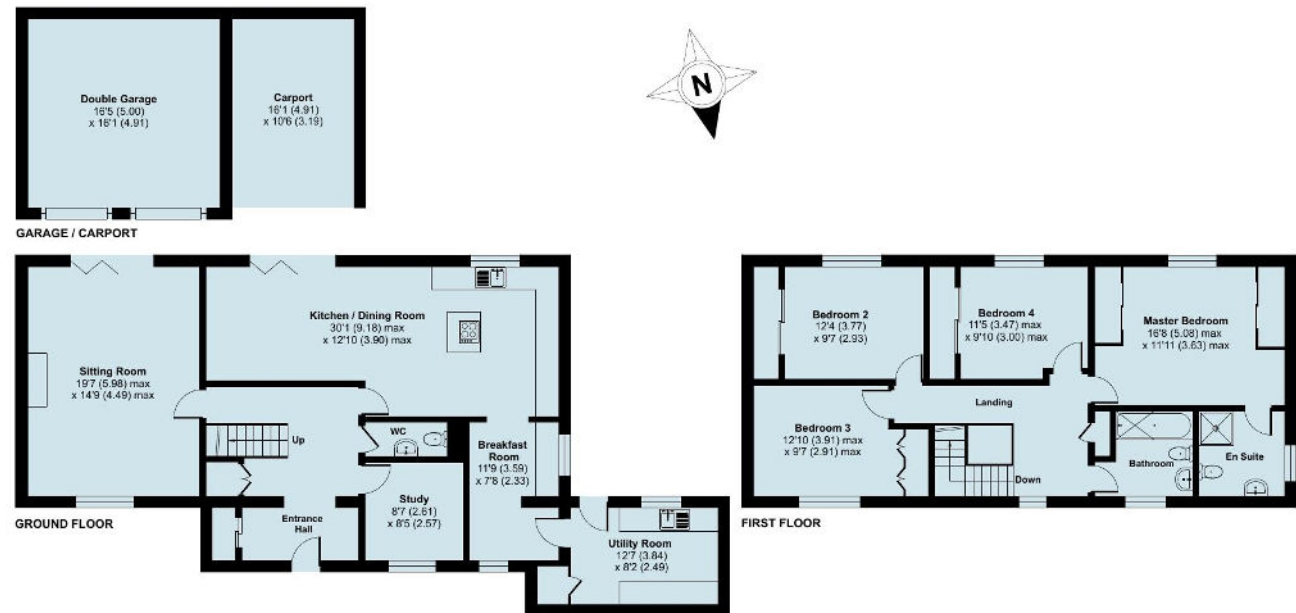
Sutton Acre, Flore, Northampton, NN7

Approximate Area = 2059 sq ft / 191.2 sq m (excludes carport)

Garage = 264 sq ft / 24.5 sq m

Total = 2323 sq ft / 215.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2026. Produced for Howkins & Harrison. REF: 1485320

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



This document is made from fully recyclable materials. We are working on ways to move all of our products to recyclable solutions.