



Penmere, 9 St. Marys Court, Gayton, Northamptonshire, NN7 3HP

HOWKINS &
HARRISON

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Guide Price: £825,000

Nestling in the desirable village of Gayton, and enjoying stunning views over the rolling Northamptonshire countryside, this substantial detached property sits on a large plot with a mature and well-kept walled garden and is presented in lovely condition throughout. Offering in excess of 2,800 sq ft, the property includes two reception rooms, a spacious kitchen/ breakfast room, utility and study in addition to four bedrooms, one of which is en-suite, two separately accessed first floor rooms, one with a balcony looking over the views and a second-floor spacious attic space with velux style windows, both of which have great potential subject to any required planning conditions. The property further benefits from a double garage and driveway parking.

Features

- Substantial detached property
- Four bedrooms and two bathrooms
- Two reception rooms
- Kitchen/breakfast room
- Study
- Two separately accessed first floor rooms
- Spacious attic with potential
- Walled mature garden
- Double garage and driveway parking
- Energy rating D



Location

The pretty village of Gayton is situated about five miles south west of Northampton town centre, about two miles from the A43 leading to the M40 and about three miles from Junction 15a of the M1. Train stations at Northampton and Milton Keynes offer services to London Euston.

Amenities in the village include primary school, parish church, village hall, playing fields, and a public house. The Grand Union Canal passes close by. Leisure facilities can be found at Sixfields Leisure Centre area in Northampton where there is a multiplex cinema, supermarket and restaurants.

Sporting activities in the area include rugby, hockey, tennis, netball and cricket at the nearby Towcestrians Sports Club, golf at Silverstone and Whittlebury Hall, sailing at Draycote Water, Pitsford and Hollowell Reservoirs, and of course the world famous motor racing at Silverstone.



Ground Floor

The beautifully presented ground floor accommodation extends to entrance hall with cloakroom off, sitting room with patio doors to the garden. The sitting room leads into the dining room and on into the kitchen/breakfast room that can also be accessed from the entrance hall. The kitchen has a bespoke range of fitted units and integrated appliances, and a door leads to the utility room. Lastly, from the entrance hall the study can be accessed. In the sitting room, a staircase leads to two first floor rooms, one with a balcony overlooking the stunning view. Both rooms have great potential, perhaps as a master bedroom suite, or a bedroom and family room.

First Floor

The master bedroom is en-suite; there are three further bedrooms and a family bathroom. From one of the bedrooms, a staircase leads to the attic space.

Second Floor

Running across the top of the property is a substantial attic space, part of which is a storage area. There are two velux style windows fitted, and this room again has great potential, subject to any planning requirements.





Outside

The property sits in a secluded location in St Marys Court and is approached by a driveway leading to the double garage and front door and providing ample parking. The front garden is edged with mature trees and shrubs, and a courtesy gate leads to the rear garden.

To the rear of the property, the mature and well-kept garden is walled, and mostly laid to lawn with thoughtfully planted and well-tended shrubs, bushes, and trees. From the balcony and first floor windows, the view reached far and wide over the roiling Northamptonshire countryside.





Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact 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

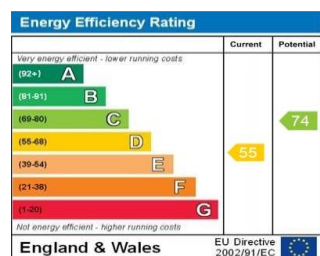
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band - G



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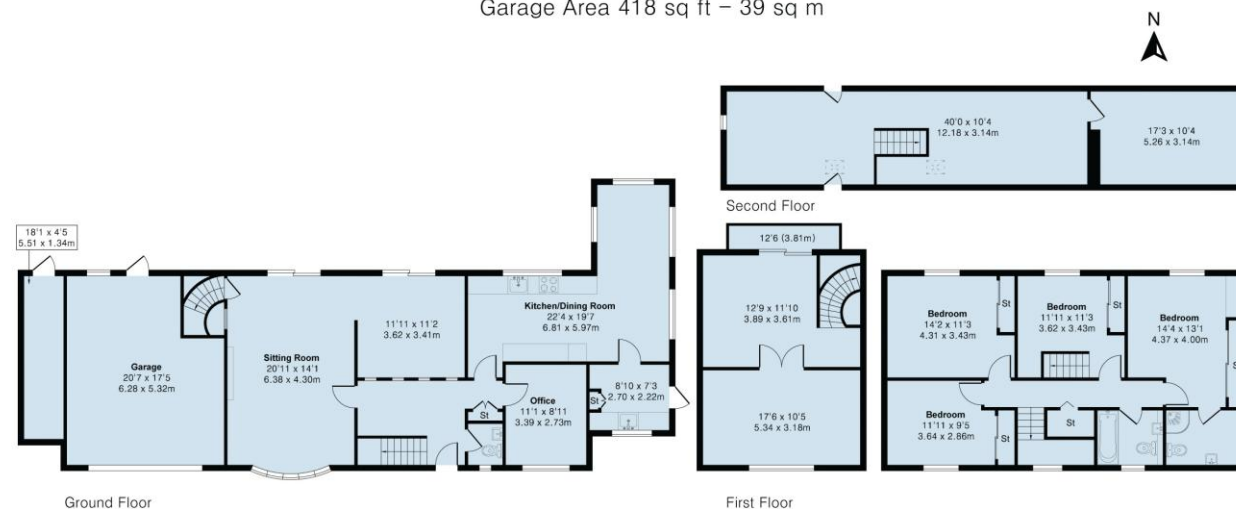
Approximate Gross Internal Area 2841 sq ft - 273 sq m (Excluding Garage)

Ground Floor Area 1003 sq ft – 102 sq m

First Floor Area 1245 sq ft – 116 sq m

Second Floor Area 593 sq ft – 55 sq m

Garage Area 418 sq ft – 39 sq m



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.



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