



DENE HOUSE

Chapel Brampton, Northamptonshire

Carter Jonas

DENE HOUSE HARLESTONE ROAD CHAPEL BRAMPTON NORTHAMPTONSHIRE NN6 8AW

Reception Hall · Sitting Room · Family Room · Study
Dining Room · Garden Room · Large Family Kitchen
Utility Room · Cloakroom · Four Bedrooms · Four
Bathrooms · Double Garage · Parking · Landscaped
Gardens · In all around 0.4 of an Acre
EPC rating D

DESCRIPTION

Dene House is believed to date back to the 1920s, this extended family home was understood to have been used as the Chauffeur's Cottage to the nearby Althorpe Estate.

The property offers fabulous accommodation with five reception rooms, four bedrooms and four bathrooms. Set within landscaped gardens extending to around 0.4 of an acre on the edge of the village and backs onto countryside.

The welcoming reception hall has oak flooring, doors leading to principal rooms and cloakroom.

The spacious sitting room has a large stone inglenook fireplace with a central woodburning stove, walk in log store and bread oven. It has good natural light with a bay window to the front and French doors opening onto a rear patio.

Family room with a central gas fired wood burning style stove. Double French doors open in a wonderful double glazed garden room with French doors opening onto the garden.

Dining room with central fireplace with an attractive surround and mantelpiece, display and drinks cabinet. Door leading into garden room.

**AN IMPOSING FAMILY HOME WITH EXCELLENT ACCOMMODATION,
STANDING IN MATURE GARDENS EXTENDING TO AROUND 0.4 OF AN
ACRE AND BACKING ONTO COUNTRYSIDE.**





Good size office comprising fireplace with attractive wooden surround and mantelpiece with inset gas fire. Bay window to front aspect and side window.

The hub of the home is the large family kitchen with space for table, chairs and sofas with double doors leading into the garden room and French doors opening out onto the garden, ideal for alfresco dining.

Range of antique pine cabinets with contrasting granite worktops and Butlers sink. Integrated dishwasher and space for a range cooker. Housing for an American fridge freezer.

Utility room with antique pine cabinets, Butlers sink, space and provision for laundry appliances and freezer. Door to garden. Airing cupboard.

The principal bedroom is a large double room with fitted wardrobes and French doors opening on to a balcony enjoying views over the garden and countryside beyond. En suite comprising bath, separate double shower enclosure, wash hand basin, toilet and bidet.

Bedroom two is a large double room with views to the front and rear with a range of fitted wardrobes. En suite comprising jacuzzi bath, separate shower enclosure, wash hand basin and toilet.

Bedroom three is a double room with fitted wardrobes and door to Juliet balcony. En suite comprising double shower enclosure, wash hand basin and toilet.

Bedroom four is a double room with fitted wardrobes and a bay window overlooking the front aspect and countryside beyond.

Bathroom comprising bath, wash hand basin and toilet.

OUTSIDE

Situated on the edge of the village, between Church and Chapel Brampton, the property enjoys countryside views to the rear and front and fields to the side aspect.





There is a large gravelled parking frontage with mature hedgerow and borders and useful storage area to the side of the detached double garage.

The attractive, landscaped and private rear gardens consist of two patio areas, ideal for entertaining with a pond and waterfall, large expanse of lawn with a raised decked seating area, mature trees and well stocked borders. The garden also has a central border which opens through to a garden area with a summer house, shed and countryside views beyond. To the side is a greenhouse and a handy storage area.

LOCATION

The village of Chapel Brampton is one of the most sought after villages in the county, set amidst rolling countryside on the edge of the Althorp Estate, whilst being only a short driving distance from the facilities of the town.

In Chapel Brampton there is a primary school, two public houses. Secondary schooling can be found at Moulton or Guilsborough. Private schooling options include Spratton Hall Preparatory School, Northampton Grammar School at Pitsford, Maidwell Hall, Wellingborough and Rugby. Recreational facilities nearby include fishing and sailing at Pitsford and Hollowell reservoirs, golf at either the County Course or Brampton Heath and flying from Sywell.

Communication links are excellent with the M1 and A14 within 10 miles and mainline train services from Northampton to London Euston and the Midlands.



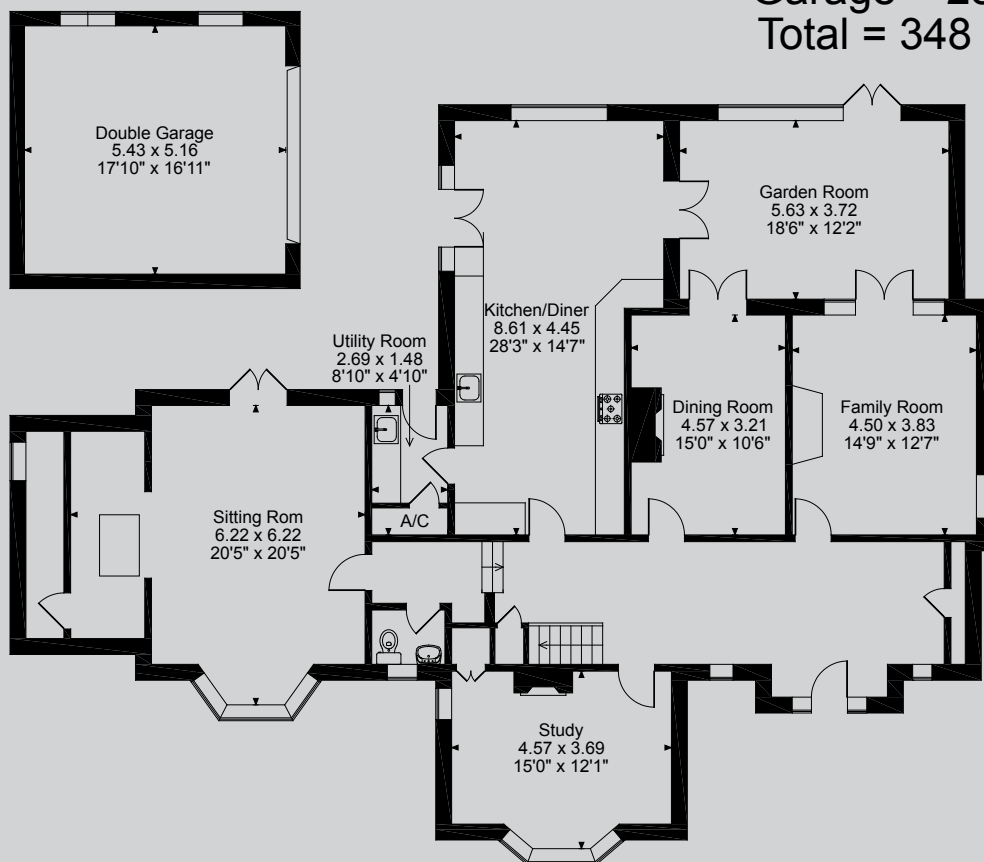
Dene House, Harlestone Road Chapel Brampton, Northampton, Northamptonshire

Approximate Gross Internal Area

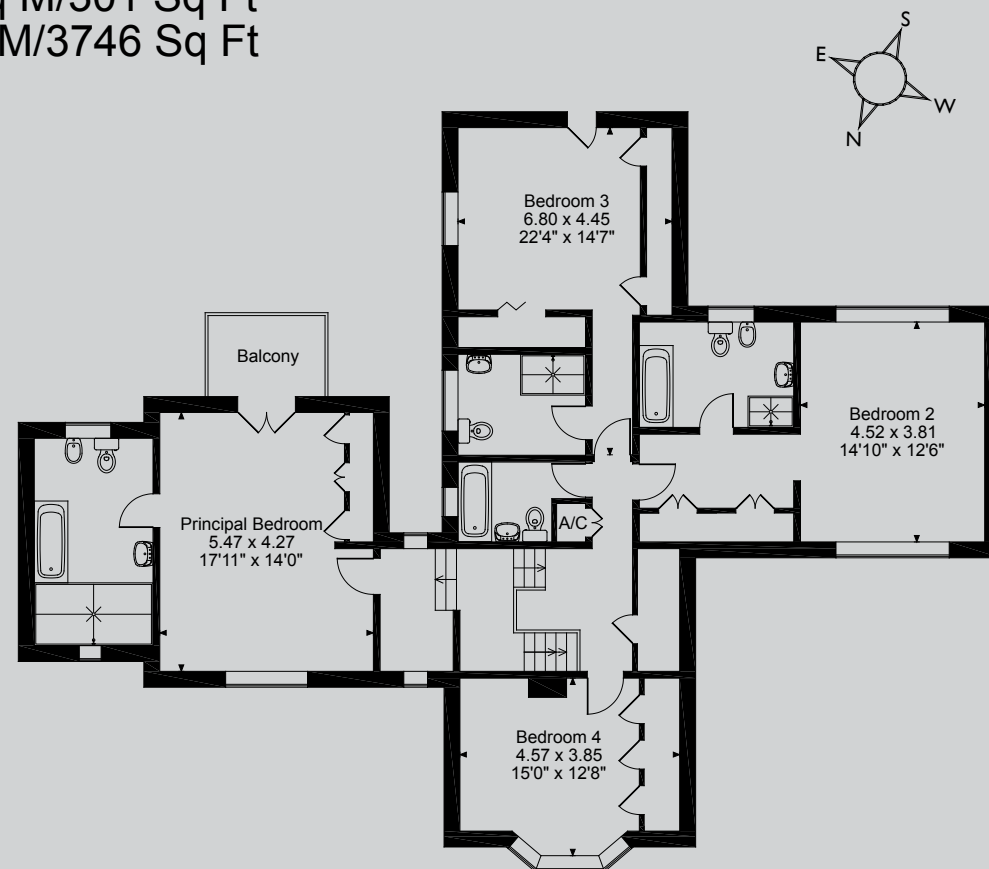
Main House = 320 Sq M/3445 Sq Ft

Garage = 28 Sq M/301 Sq Ft

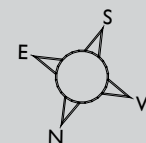
Total = 348 Sq M/3746 Sq Ft



Ground Floor



First Floor



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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