



The Manor House, Vineyard Gardens, Brixworth, Northamptonshire, NN6 9DQ

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Price £1,800,000 Freehold

The Manor House is an outstanding Tudor style stone built country house dating from the 1990's standing in grounds of approximately 2 acres and commanding spectacular countryside views to the south across the Brampton Valley.

The interior extends to approximately 5,600 square feet providing four/five bedroomed accommodation with three suites and reception rooms designed on a grand scale one with a vaulted ceiling and Minstrel's gallery, the other with a glazed atrium and bridge to a south facing balcony. There is a 30 ft long kitchen/ breakfast room and a limited use vehicular access along a tree lined avenue through a neighbouring vineyard. The property is available with no upward chain.



ACCOMMODATION

RECEPTION HALL 22'02 x 16'03 (22'02m x 16'03m)

Approached through an open fronted porch through and Oak front door the central reception hall is Oak panelled with an inglenook fireplace with a carved stone hearth and contains the stairs rising to the first floor. A stone dressed arch leads to the drawing room and another door to the second reception room.

DRAWING ROOM 28'11 x 28'01 (8.81m x 8.56m)

Standing beneath a superb, vaulted ceiling with Tudor style exposed beams and rafters over a Minstrels gallery the focal point of the room is the stone mullioned eight casement double height bay window with stained glass Heraldic panels over and with natural oak floor and a superb open hearth fireplace with a stone dressed mantle with twin columns and scroll mounted pediment.

SITTING ROOM 35'02 x 17'09 (10.72m x 5.41m)

A two part room inner the section with an oak floor, fitted bookcases, secret doorway to a cloakroom and an open hearth stone fireplace. Steps lead down to a lower section which stands beneath a vaulted glass roof with floating bridge over and there are French doors opening to the south elevation.

CLOAKS/SHOWER ROOM 15'00 x 8'06 maximum (4.57m x 2.59m maximum)

White suite of ceramic tiled shower cubicle, pedestal wash basin and WC and with twin boiler cupboards each housing a separate gas fire boiler.

KITCHEN/BREAKFAST ROOM 30'04 x 17'0 (9.25m x 5.18m)

Standing beneath a vaulted ceiling with exposed trusses and Velux roof lights, the kitchen is fitted with Shaker style floor and wall cabinets with polished granite work surfaces and there is a central island unit also with underslung sink and hardwood work surface. This island incorporates a breakfast bar and built in appliances include the Belling range cooker, the AEG automatic dishwasher and the stainless steel American style fridge. There are twin bi-fold doors opening to the south terrace and a further door to the Italian garden. Another door leads to :-

GYMNASIUM/OFFICE/BEDROOM FIVE 20'07 x 11'01 (6.27m x 3.38m)

A room suitable for a variety of uses with vaulted ceiling and twin Velux roof lights, a door leads to:-.

BATHROOM ENSUITE 11'00 x 6'00 (3.35m x 1.83m)

Comprising white suite of panelled bath, pedestal wash basin and WC.

UTILITY ROOM 16'03 x 13'04 (4.95m x 4.06m)

A spacious room with floor cabinets with Belfast sink and pine dresser, there is also a twin oven Aga (unserviceable) standing within a stone dressed recess and a door leads to the bin store and rear access. There is plumbing for an automatic washing machine and point for tumble dryer.

FIRST FLOOR

LANDING 13'07 x 12'08 (4.14m x 3.86m)

The galleried landing is approached by the winding staircase with oak panelled dado, there are windows to both front and rear elevations. The central landing gives access to an inner landing and a further door leads to:-



MASTER BEDROOM ENSUITE

BEDROOM ONE 26'03 x 18'01 (8.00m x 5.51m)

With open hearth feature stone fireplace with stone mantle and windows either side, there are doors to his and her dressing rooms and a door to the shower room ensuite and a further door leading to:-

ATRIUM 12'04 x 4'03 (3.67m x 1.30m)

Comprising a floating bridge over the sitting room beneath a vaulted glazed roof with French doors leading to a balcony enjoying spectacular views to the south.

SHOWER ROOM ENSUITE 8'07 x 7'03 maximum (2.62m x 2.21m)

Comprising a white suite of Travertine tiled shower cubicle with Mira shower, pedestal wash basin and WC. Window to front elevation.

DRESSING ROOM ONE 18'03 x 8'05 maximum (5.56m x 2.57m)

An L-shaped room with skylight..

DRESSING ROOM TWO 8'08 x 8'06 (2.64m x 2.59m)

With open fronted wardrobes for shelving and hanging space and shoe racks.

INNER LANDING 16'02 x 13'06 (4.93m x 4.11m)

Containing the stairs rising to the second floor with understairs storage cupboard and a door leading to:-

MINSTRELS GALLERY 12'02 x 4'05 (3.71m x 1.35m)

With a carved balustrade overlooking the vaulted drawing room, there are open fronted bookshelves and a window to the side elevation.

SECOND FLOOR

LANDING 16'02 x 13'05 (4.93m x 4.09m)

With a panel glazed window to the rear elevation, an archway to:-

INNER LANDING 8'04 x 6'02 (2.54m x 1.88m)

Doors leading to:-

BEDROOM TWO 23'03 x 18'01 (7.09m x 5.51m)

Another room with a superb, vaulted ceiling, feature fireplace with carved stone mantle and French windows either side opening to Juliet balconies each enjoying spectacular views. There are windows to front and rear elevations.

SHOWER ROOM ENSUITE 9'01 x 7'02 maximum (2.77m x 2.18m)

With a white suite of Travertine tiled shower cubicle, WC and pedestal wash basin, Window to front elevation.

BEDROOM THREE 22'10 x 15'07 maximum (6.96m x 4.75m)

Also with a vaulted ceiling, French doors opening to a balcony and with a Velux roof light.

BEDROOM FOUR 16'10 x 6'08 (5.13m x 2.03m)

With a vaulted ceiling and two casement window to the rear elevation.

BATHROOM 10'03 x 7'03 (3.12m x 2.21m)

Comprising a white suite of Victorian style roll top bath on ball and claw feet, quadrant shower cubicle, pedestal wash basin and WC. There is a ceramic tiled dado and Velux roof light.



OUTSIDE

The driveway access leads to a wide expanse with terrace on the south side of the house, partly laid to York stone and partly gravelled for parking and turning. This area is enclosed within a boundary wall and there is a columned archway giving access to the south facing gardens.

STABLE/STORE 11'00 x 9'00 (3.35m x 2.74m)

Providing useful storage space adjacent to the drive and gardens.

ITALIAN GARDEN

Standing on the western side of the house the Italian garden is enclosed within established stone and brick walls and willow wattle fencing and has a raised circular terrace with Romanesque Haddon stone balustrade. There is a Yucca planted border, a former fountain, an area of lawn and a pebbled terrace.

THE GROUNDS

Standing mostly to the south of the house the grounds comprise an expanse of lawn extending to approximately 2 acres dotted with trees and bounded for the most part by park railings. The vineyard lies to the immediate south with a gateway denoted by stone pillars with Haddon stone ball finials and wrought iron gates opening to the avenue driveway.

VEHICLE ACCESS

The principle vehicle access at present is along a privately owned road adjacent to the Brixworth Cricket Club and Tennis Club through Vineyard Gardens which is a private development of barn conversions and extra care properties. There is an agricultural access from the A508/Harborough Road through the vineyard and the surface of this is to be a Tarmac finish along as tree lined avenue. The purchaser will be granted a Right of Way through this access.

SERVICES

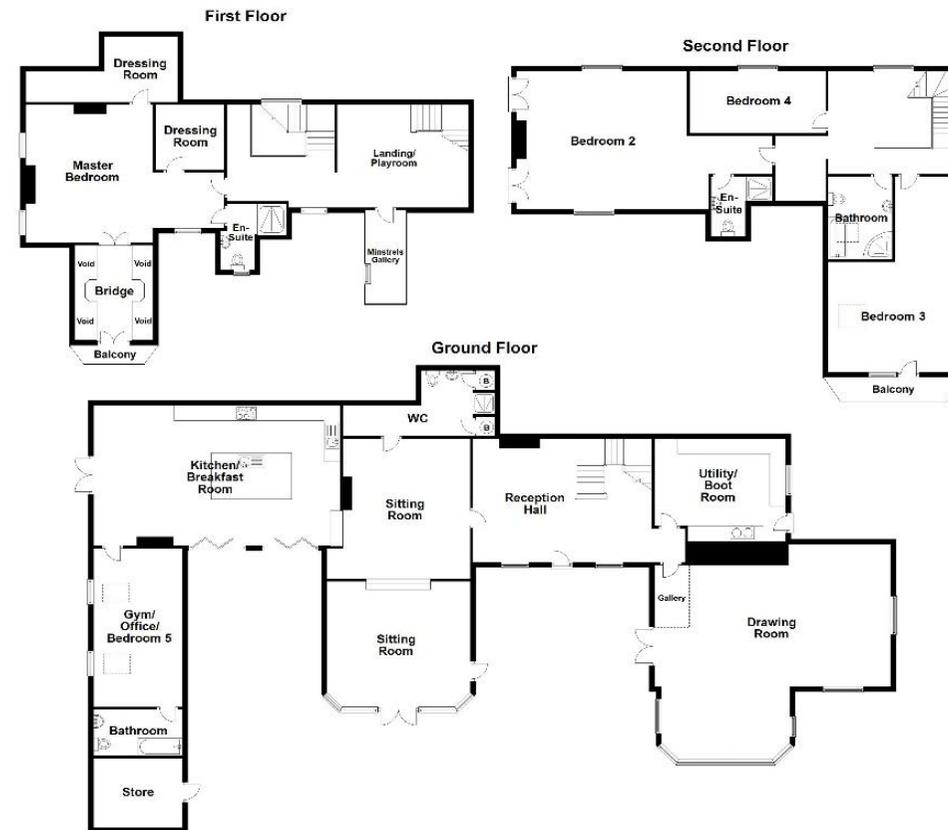
Main gas, water and electricity are connected. With drainage to a shared Klargester system and central heating is through radiators from twin Ideal gas fired boilers also providing domestic hot water.

LOCAL AMENITIES

Within the village there is the historic Saxon Church, three Public Houses, Restaurant, Coffee Shop, Takeaways, a Post Office and numerous shops including a Co-op General Store, Chemist, Family Butcher and Newsagent/Off Licence. There is also a full range of sporting facilities, recreation grounds, a Healthcare and Doctor's Surgery and within a quarter of a mile the Brixworth Country Park next to Pitsford Water where water sports and sailing are available. Within the village there are pre-schools and the Brixworth Primary School with secondary education at nearby Moulton and Guilsborough Schools

COUNCIL TAX

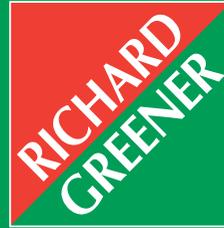
Daventry District Council – Band H



HOW TO GET THERE

From Northampton proceed in a northerly direction along the A508 Market Harborough Road leaving to the town and passing the villages of Boughton and Pitsford. Continue onto the roundabout on the south side of Brixworth adjacent to Pitsford Water and take the first exit on the left onto the Northampton Road heading towards Brixworth. The access to Vineyard Gardens is the second turning on the left hand side also leading to Brixworth Cricket Club. Follow the road to the end and at the roundabout bear left into the gravelled drive and follow this to the far left where a private drives leads to the courtyard gates opening to The Manor House drive.

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