DESCRIPTION

Yew Tree Cottage was constructed some 19 years ago by Francis Jackson, to an individual design with a high specification. Rooms are generously proportioned and the house is presented in very good order.

A spacious reception hall with staircase rising to the first floor galleried landing. A useful understairs cupboard and cloakroom and WC.

Well-proportioned sitting room with an open fireplace with fitted gas coal effect fire, marble surround and hearth with a mahogany finish mantle. Patio doors opening out onto the rear garden.

Dining room overlooking the front elevation and the study has an extensive range of fitted cabinets, drawers and desk.

The well fitted kitchen and breakfast room has a quality range of limed oak finish fitted wall and base units with heat resistant worksurfaces over. One and half bowl porcelain sink, Neff electric oven and ceramic hob with extractor fan over. Rayburn gas fired range cooker. Integrated fridge freezer and dishwasher. Windows and patio doors opening out onto the rear garden. Matching wall and base units to the utility room together with space and provision for a washing machine. Wall mounted gas boiler.
Galleried landing with airing cupboard housing a Megaflow mains pressure hot water tank.

The principal bedroom has fitted wardrobes and enjoys double aspect windows. Bathroom en suite comprising panelled bath, pedestal wash hand basin, low level WC and tiled walls. Three further double bedrooms two of which benefit from fitted wardrobes.

Family bathroom comprising panelled bath, separate shower enclosure, pedestal wash hand basin and low level WC, tiled surrounds.

OUTSIDE
A shared private driveway with shrub beds and parking for several vehicles, additional parking to the rear of the detached double garage with electrically controlled up and over door.

The private enclosed rear garden is beautifully landscaped with a variety of mature shrubs, trees and is mainly laid to lawn with a large paved entertaining terrace.

LOCATION
The highly sought after village of Pitsford lies six miles to the north of Northampton town centre and is situated in undulating countryside, close to the reservoir and Brixworth Country Park recreation areas where fishing, sailing and cycling are available. The village has a thriving local community with a public house, church, village hall and primary school and the well regarded Grammar School, provides mixed independent education for children from the ages of 3 to 18. A range of local shops and facilities are available in the neighbouring village of Brixworth, which lies to the north.

- Northampton 6 miles (London Euston 46 minutes)
- Market Harborough 14 miles
- Wellingborough 12 miles (London St Pancras 48 mins)
All times and distances are approximate
Yew Tree Cottage, 38a Manor Road, Northampton
Approximate Gross Internal Area
Main House = 186 Sq M/2000 Sq Ft
Garage = 24 Sq M/326 Sq Ft
Total = 210 Sq M/2326 Sq Ft

Ground Floor
- Garage: 5.51 x 5.49 (18'1" x 18'0")
- Sitting Room: 5.34 x 4.94 (17'6" x 16'2")
- Study: 3.27 x 2.45 (10'9" x 8'0")
- Utility: 3.04 x 1.76 (10'0" x 5'9")

First Floor
- Bedroom: 4.07 x 3.58 (13'4" x 11'9")
- Bedroom: 4.05 x 3.66 (13'2" x 12'1")
- Bedroom: 3.12 x 3.10 (10'3" x 10'2")
- Principal Bedroom: 6.36 x 3.99 (20'10" x 13'1"
- Utility: 3.04 x 1.76 (10'0" x 5'9")

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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