



High Street
Blisworth, Northampton

JACKSON GRUNDY | *The Village Agency*



High Street

Blisworth, Northampton, NN7 3BJ

TOTAL AREA: APPROX. 135.7SQ. METRES (1462SQ. FEET)

A BEAUTIFULLY PRESENTED AND EXCEPTIONALLY STYLISH INDIVIDUAL DETACHED RESIDENCE, CONSTRUCTED IN 2022 AND OCCUPYING AN ENVIABLE POSITION OVERLOOKING THE CANAL AND THE PICTURESQUE COUNTRYSIDE BEYOND.

GROUND FLOOR

- ENTRANCE HALL
- CLOAKROOM
- SITTING ROOM
- DINING ROOM
- KITCHEN / BREAKFAST ROOM
- UTILITY ROOM

OUTSIDE

- FRONT GARDEN
- PARKING
- REAR GARDEN

FIRST FLOOR

- LANDING
- BEDROOM ONE
- EN-SUITE
- BEDROOM TWO
- BEDROOM THREE
- BEDROOM FOUR
- BATHROOM

£625,000 Freehold





THE PROPERTY

Designed with modern living and entertaining in mind, the property offers thoughtfully arranged accommodation, complemented by high quality finishes.

The welcoming entrance hall leads to a convenient cloakroom, an elegant sitting room featuring a log-burning stove, and wonderful views across the canal, with doors opening directly onto the garden. A separate dining room provides an ideal setting for formal entertaining, while the impressive kitchen/breakfast room forms the heart of the home. Featuring a central island, extensive cabinetry and integrated Bosch appliances including two ovens, hob, fridge, freezer and dishwasher, the kitchen enjoys far-reaching canal and countryside views. Doors open onto a terrace, creating a seamless connection between the indoor and outdoor living spaces.

A useful utility room and a dedicated home office complete the ground floor.

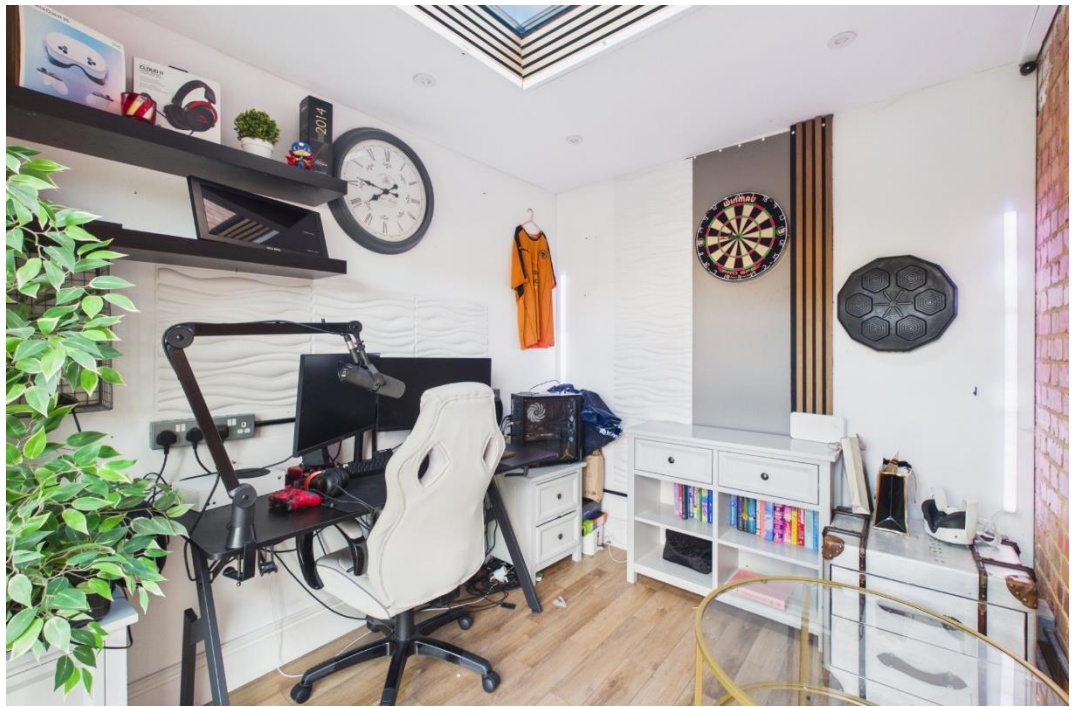
Upstairs, the beautifully styled landing leads to four bedrooms. The principal bedroom enjoys delightful views across the canal and benefits from a luxurious en-suite shower room. Three further bedrooms are served by a well-appointed family bathroom, complete with both a separate bath and shower.

Outside, the south-facing rear garden has been thoughtfully landscaped to create an exceptional space for relaxation and entertaining. It features a paved seating terrace, raised planters, artificial lawn and a covered entertaining area with an outdoor kitchen and dedicated space for a hot tub. The elevated position and canal outlook provide a particularly attractive backdrop.

To the front, a block paved driveway provides parking for three vehicles and benefits from an EV charging point.

EPC Rating B. Council Tax Band E.





LOCATION

The village of Blisworth lies 6 miles south of Northampton and 4 miles north of Towcester. Bypassed in recent years by the A43 Northampton to Oxford ring road, Blisworth has its own supermarket/post office/newsagent, doctor's surgery, church, Baptist chapel, public house, village hall, playing fields, many active clubs and leisure groups and a primary school which feeds into Roade Secondary school, the only sports college in Northamptonshire. The Grand Union Canal also runs through the village and boasts the third longest navigable tunnel in the UK. However, for more everyday transportation, easy access is afforded to the Market Harborough to Milton Keynes A508 and the A43 Northampton to Oxford ring roads, both of which lead in turn to the M1. Mainline train services to London Euston, Milton Keynes and Birmingham New Street are available from Northampton station 5 miles away.



IMPORTANT NOTICE

Important Notice - 1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.



FLOORPLAN

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