



Southwood

Park Avenue South, Northampton, NN3



David Cosby

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# Southwood

7 Park Avenue South,  
Northampton, NN3 3AA

**£750,000**

Corner vestibule | Large Reception Hall | Sitting Room | Dining Room | Reception Room | Cloak Room | Inner Hall | Galley Style Kitchen | Pantry Utility | Large Heated Cellar | Large Galleried First Floor Landing | Study Room | Four Bedrooms Bathroom | Attached Garage | Private South West Facing Rear Garden | Enclosed Front Garden with in-and-out drive

## Description

Inspired by the historic Arts & Crafts movement, this well preserved and beautifully proportioned period property has been constructed by skilled craftsmen of a time when the quality is rarely matched, before or since. Sympathetically maintained by the current owners this four-bedroom detached property retains many of its original features including timber framed front gable; patterned brick string courses; coloured leaded-light windows; open fireplaces, solid timber panel doors; 2-column radiators; picture rails; cornicing and deep-set skirtings in principal rooms.

Accommodation is arranged over two floors with generous ceiling heights and a stunning galleried landing of oak construction. There is a spacious heated cellar and potential to convert the expansive roof void to add further accommodation.

Natural lighting would have been a key consideration in the design of this property and the large coloured glass, leaded light windows with heraldic motifs are a particularly attractive feature. The double height bay windows also help to create bright seating areas to the sitting room and reception room while casting light throughout the main front and rear bedrooms.

**Viewing is strictly by appointment through the sole agents David Cosby Chartered Surveyors and criteria apply.**

An opportunity to acquire a rarely available period property located in the desirable area of Park Avenue South and backing onto private sports grounds. With a large plot, impressive galleried landing and expansive roof space there is the potential to add additional accommodation subject to statutory approvals.





## The Property

Double timber panel doors provide access to the corner vestibule with tiled floor and coloured glass window. A doorway from the vestibule leads to the large reception hall with stained oak floor boards and staircase with half winders and curtailed steps leading to the first-floor galleried landing.

The main front sitting room and rear reception room are both of a generous size with open fire places and central bay windows providing an abundance of natural light.

A cloakroom with WC and wash hand basin is located just off the main reception hall.

The dining room overlooks the rear garden and has sanded pine floor boards, a fitted gas fire and direct access to the kitchen via a stripped pine door.

There is a rear lobby with tiled floor and doors to the galley kitchen, utility/boot room, pantry and cellar.

The galley kitchen has a tiled floor, range cooker and inset ceramic sink. The rear window overlooks the garden and there is a pantry opposite the kitchen for additional storage purposes.

The utility/boot room has a tiled floor and external door to the side elevation. It is fitted with a stainless-steel sink and base unit and also houses the balanced flue boiler.

The large cellar is accessed via concrete steps from the rear lobby and is fitted with lighting, heating and electricity. The high-level casement windows provide good natural lighting and ventilation. The cellar also houses the hot water storage cylinder and the mains electrical and gas service meters.

The large galleried first floor landing with glazed ceiling light has been partly sub-divided by the current owners to provide a study area with decorative coloured glass window overlooking the front garden.

Bedroom one is a larger than average double room with a double height bay window providing views over the front garden. Solid timber wardrobes have been installed to the niches either side of the chimney breast and provide useful storage space.

Bedroom two has views from the double height bay window over the rear garden and the private sports grounds beyond. There is a wash hand basin with pedestal and shower.



Arts & Crafts inspired, well maintained and beautifully proportioned. Retaining many original features such as the stunning oak galleried landing, coloured leaded-light windows and pitch-pine panelled doors all of which have been sympathetically maintained by the current owners.

Bedrooms three and four, another good size double and single, overlook the rear garden and are fitted with built-in cupboards.

The bathroom has painted timber floor boards and a window to the side elevation together with a glazed ceiling light providing natural lighting. Bathroom appliances include a roll-top freestanding bath, shower cubicle, wash hand basin and bidet. There is a separate WC off the galleried landing.

## Services

The following services are connected to the property: Mains gas, electricity, water and drainage with gas fired central heating system.

None of the above services have been tested and prospective purchasers should note that it is their responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of the mains services.

## Outside

The property is situated within large, private grounds and is set back from Park Avenue South behind a well-tended high Privet hedge.

The attached single garage to the front right-hand side of the property is of facing brick construction beneath a pitched and hipped roof and is accessed via a solid timber, half-glazed sliding access door. Subject to necessary consents, there is potential to convert this garage to further increase the habitable space.

There is abundant off-road parking available to the front of the property with an in-and-out drive and solid timber vehicular access gates and a separate pedestrian gate.

The large south westerly facing rear garden backs onto a private sports ground and is not directly overlooked. Bounded by original facing brick walls with piers and coping stones; there is also a large timber workshop to the left-hand side of the site with electrical supply and a further smaller timber shed to the rear right hand side corner of the site.

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## Location

The property is located a short walk from Abington Park, Northampton's oldest park dating back to 1897 where the pleasantly landscaped areas include two lakes, tennis courts, aviaries, play area and popular café. There is a 500-year-old museum and music events are staged from the historical band stand.

The property is also a short walk from Northampton General Hospital and the cosmopolitan Wellingborough Road with its many shops and restaurants. Northampton town centre is a 15 minute walk from the property although bus stops are located not far from the property. Junction 15 of the M1 motorway is easily accessible and trains from Northampton Railway Station are direct to London Euston.

Nearby schools include the Northampton School for Boys, Abington Vale Primary School and Bridgewater Primary School (all with Good or Outstanding Ofsted ratings). Private schools include Northampton High School, Wellingborough School and Quinton House.

## Additional Information

Local Authority: Northampton Borough Council

Council Tax: Band G

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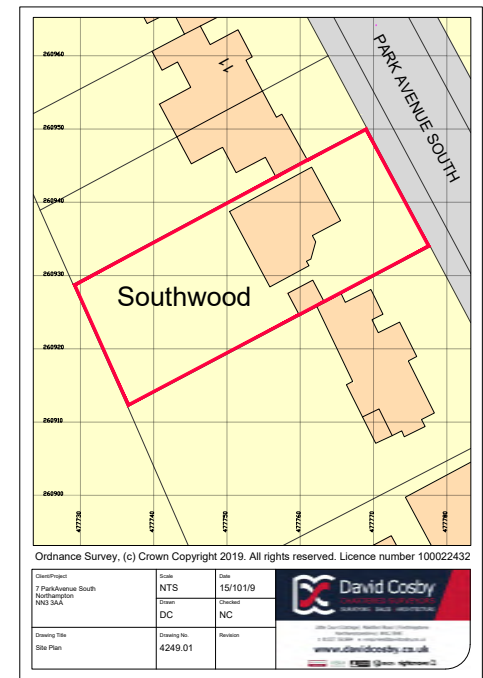
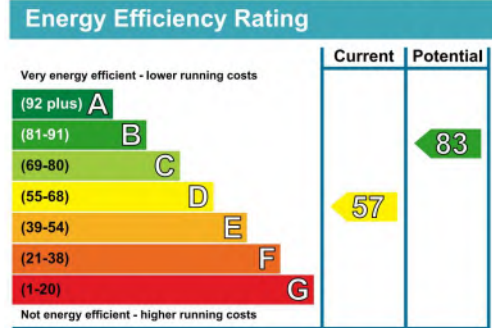


All measurements are approximate and for display purposes only  
Total Area: 2465 sqft ... 229 sqm (including garage)



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## Important Notice

Whilst every care has been taken with the preparation of these Sales Particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. David Cosby Chartered Surveyors have not tested services, appliances, equipment or fittings within the property and therefore no guarantee can be made that they are in good working order. No assumption should be made that the property has all necessary statutory approvals and consents such as planning and building regulations approval. Any measurements given within the particulars are approximate and photographs are provided for general information and do not infer that any item shown is included in the sale. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries.