



ROWAN HOUSE
Flore, Northamptonshire, NN7

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ESTATE AGENTS



Rowan House

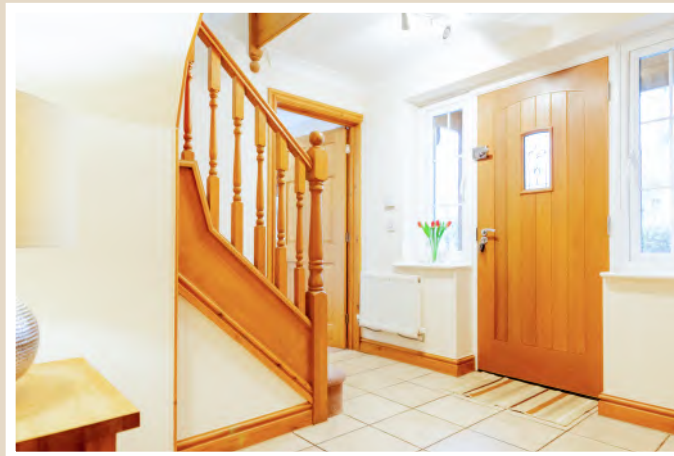
Flore, NN7

£650,000 (Guide Price)

- Village location
- Executive family home
- 5 double bedrooms
- 4 bathrooms (3 en-suite)
- Large lounge
- Kitchen / breakfast room
- Dining Room
- Study / Playroom
- Conservatory
- Utility room
- Ground floor WC

Description

An impressive, 5-bedroom, 4-bathroom, Executive home with double garage, conservatory and off-road parking occupied by the current vendor since construction in 2006. Rowan House is set back up a shared driveway with just one other property of similar style and proportions.



Rowan House is situated in the heart of the small historic village of Flore which lies on a south facing gently sloping hillside to the north east of the River Nene. Village facilities include a local store and post office, eco-food and coffee shop, primary school and public house. The main road through the village has recently been freed up following completion of the Flore Bypass and this has enabled the residents to settle back into a peacefully quiet community once again.



The Property

Entrance Hall:

The main entrance hall is accessed via a slatted solid Oak entrance door with central decorative glazed panel and double-glazed side lights. An attractive open fronted porch has been formed with pitched slate roof supported on a birch pier. Within the entrance hall there is a useful storage cupboard for cloaks and shoes. Six-panel solid Oak doors lead to the principal rooms and a carpeted quarter winder staircase leads to the first floor with stained timber handrails and spindle balustrades. The floor is finished with lime effect ceramic tiling.

Living Room:

The dual aspect sitting room has a segmental bay window overlooking the front drive and garden. There are large double glazed French doors opening out onto the rear patio area with views onto the garden providing good natural lighting. The Minster effect fireplace to the centre of the living room has a brushed steel open flame gas fire. Cut pile carpet has been fitted to the floors and there are perimeter plaster covings and recessed lights to the ceiling.

Kitchen / Breakfast Room:

The kitchen/breakfast area is fitted with a good range of solid Oak base and wall units with granite tops and splashbacks, and Belfast sink with chrome mixer tap. Built-in appliances include fridge, freezer, dishwasher and a 3-door 5 burner professional Rangemaster with extractor hood. Limestone effect ceramic tiling flows through to the kitchen from the entrance hall.

Dining Room:

The dining room is located to the rear of the property and features a segmental 4-unit bay window overlooking the rear garden. This room is currently used as a work from home space.

Study / Playroom:

The dual aspect playroom is a good-sized area with cut pile carpeting and windows to the side elevations. This room could equally be used as a further work from home or study space.

Utility:

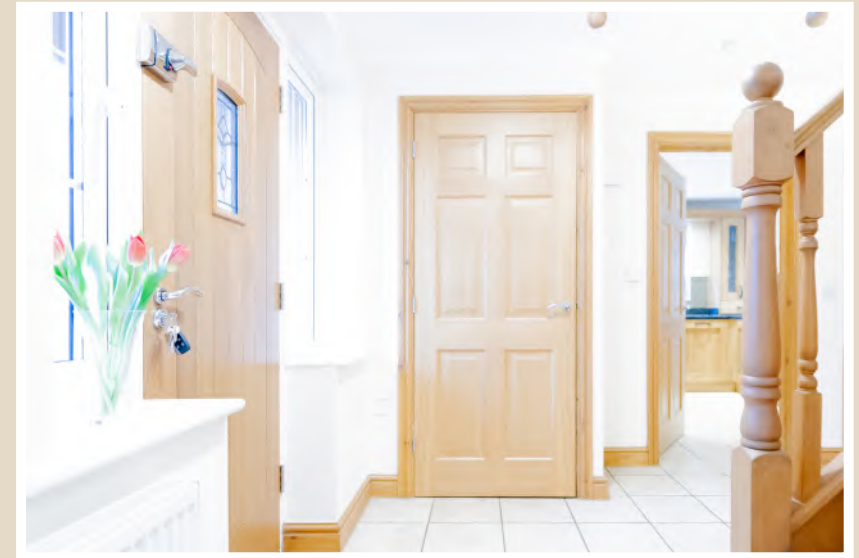
The utility room is fitted with matching good quality solid Oak faced units with a stainless-steel sink and drainer. There is space for a washing machine and tumble drier. Work surfaces comprise granite tops with splashbacks. There is a part glazed 4-panel timber door providing access to the side elevation.

Cloakroom:

The ground floor cloakroom to the side elevation is fitted with a large ceramic wash hand basin with chrome mixer tap and pedestal. There is a close-coupled ceramic WC. Natural lighting is provided by a double-glazed casement window to the side elevation and the limestone effect ceramic tile floors flow through.

Conservatory:

The large Victorian styled conservatory to the rear elevation of the property has triple aspect views over the rear garden and French doors opening onto a good-sized patio area. The floor is finished with limestone effect ceramic tiling with a brushed steel chandelier providing artificial lighting. Double glazed French doors link the conservatory with the breakfast/kitchen area.



Rowan House is an impressive, 5-bedroom, 4-bathroom, executive home with double garage, conservatory and off-road parking occupied by the current vendor since construction in 2006 and set back up a shared driveway with just one other property of similar style and proportions.

The Property

First Floor Landing:

The large galleried first floor landing has stained timber balustrades and handrails to the quarter winder staircase and a 2-unit double glazed window overlooking the front drive and garden. There is a large airing cupboard with double swing-stained Oak doors which houses a large capacity thermal store with useful space for laundry storage. Six-panel solid Oak doors lead off to the main bedrooms and family bathroom.

Master Bedroom:

The master bedroom is located to the right-hand side of the property and features a 3-unit double glazed window overlooking the front garden. There are two useful double swing wardrobes to either side of the en-suite providing good storage space.

Master En-Suite:

The 4-piece master bedroom en-suite features a large bath with central chrome mixer tap, close-coupled WC, large ceramic wash hand basin and pedestal, and double length shower cubicle with glazed screen. Mechanical extract ventilation is fitted and there is a chrome ladder towel rail and shaver point. An obscured glazed window provides natural lighting and ventilation to the rear aspect.

Bedroom Two:

Bedroom two is located to the rear left-hand side of the property with 3-unit double glazed window overlooking the rear garden. There is a large 3 door built-in wardrobe and an en-suite shower room.

Bedroom Two En-Suite:

The 3-piece en-suite to bedroom two is fitted with a close-coupled WC, shower cubicle, and ceramic wash hand basin with chrome mixer tap and pedestal. Mechanical extract ventilation has been installed and there is natural lighting from a Velux window.

Bedroom Three:

Bedroom three is another good-sized double bedroom with 2-unit double glazed window to the right-hand side elevation and an en-suite.

Bedroom Three En-Suite:

The 3-piece en-suite to bedroom three features a close-coupled WC, ceramic wash hand basin with stainless steel mixer tap, and pedestal and 1.5 shower cubicle. Mechanical extract ventilation is installed and there is good natural lighting from a Velux roof light.

Bedroom Four:

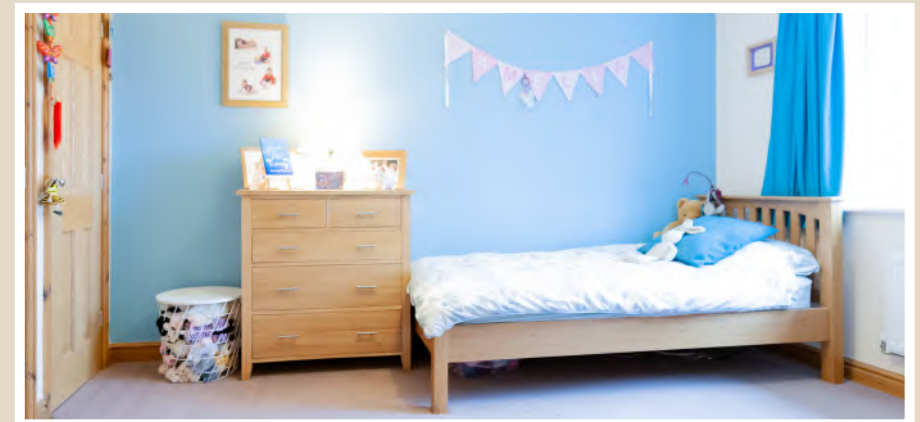
Bedroom four is situated on the left-hand side elevation with an abundance of natural lighting from 2 large Velux roof lights and a single unit double glazed casement window to the rear elevation.

Bedroom Five:

Bedroom five is a small double bedroom currently being used as a study area and features a 2-unit double glazed window to the side elevation.

Family Bathroom:

The 4-piece main family bathroom features a ceramic wash hand basin with pedestal and chrome mixer tap, close-coupled WC, bath with central mixer tap, and shower cubicle. There is an obscure glazed 2-unit window to the rear elevation and mechanical extract ventilation has been installed. Niches have been formed above the bath and neutral ceramic tiling has been fitted within the shower cubicle and above the sanitary appliances.



Outside Areas

Front Aspect:

Rowan House is set back up a shared private drive. The property has been designed on an L-shape plan and sits to the right-hand side at the end of the drive where there is ample private parking in front of the house and a double garage. Further communal parking is available for Rowan House and its neighbour at the top of the drive.

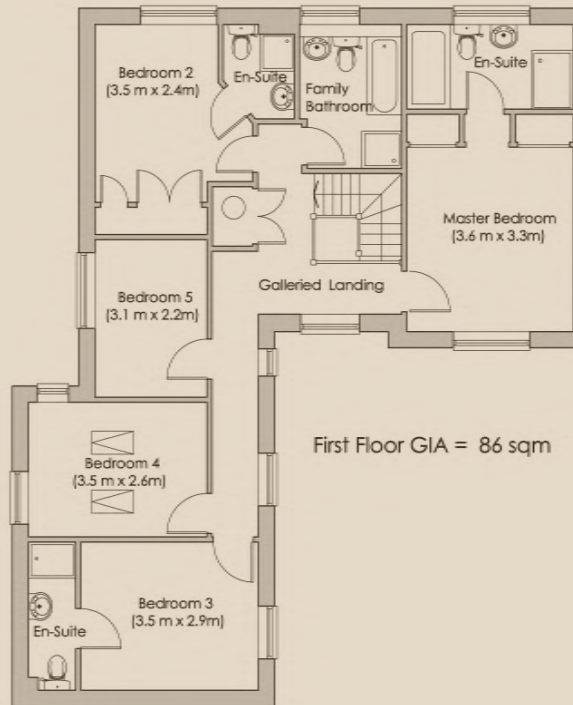
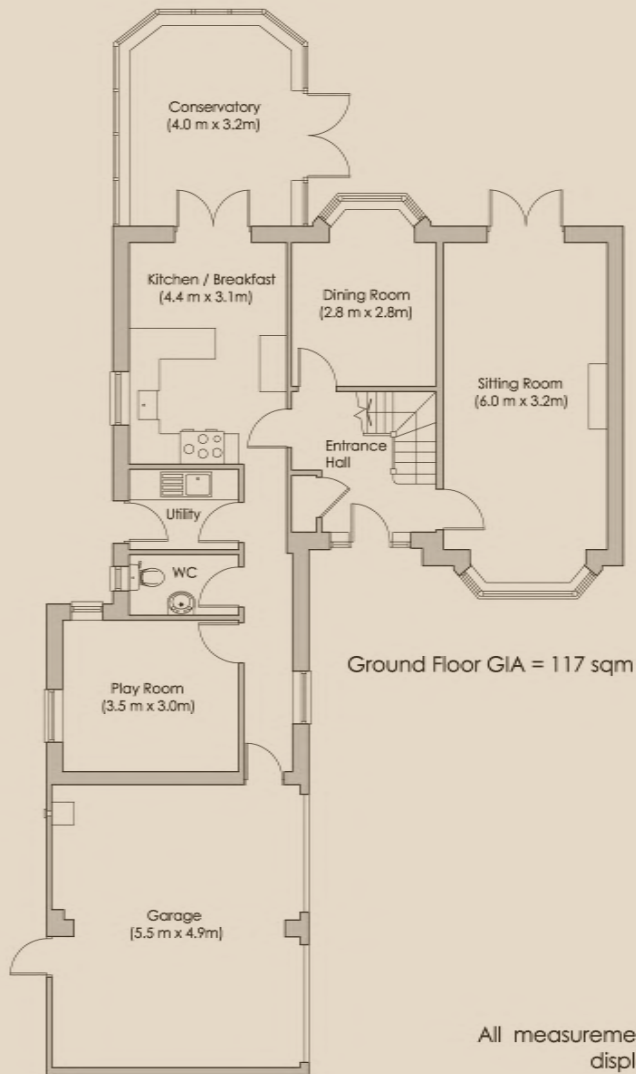
Rear Garden:

The rear garden is mainly laid to lawn with a good-sized patio area adjacent to the rear elevation and large conservatory perfect for patio table, chairs and barbeque. High hedgerow boundaries create an attractive, private space.

Garage:

There is an integral double garage with remote controlled up-and-over, timber panel vehicular access doors. The garage can also be accessed from the rear corridor within the house.





All measurements are approximate and for display purposes only.

TOTAL AREA (GIA) : 203 sqm



Local Authority: Daventry District Council

Council Tax: Band G

EPC: Rating C

Services: Electricity, Gas, Water and Drainage.

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. Any comments made herein on the condition of the property are provided for guidance only and should not be relied upon.



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