

NEW INSTRUCTION

## TALL TREES CLOSE

West Hunsbury, Northampton, NN4 9XZ



DAVID COSBY  
ESTATE AGENTS







# Tall Trees Close

West Hunsbury, Northampton, NN4

Total GIA (Gross Internal Area) Approx. 201 sqm (2164 sqft)



## Description

Located on a private drive backing onto mature woodland and occupying a plot in excess of a quarter of an acre, this attractive detached three-bedroom bungalow is complemented by a separate self-contained annexe, large tandem garage, wrap-around landscaped gardens, and a generous driveway providing off-road parking for several vehicles.

The well-presented main accommodation includes a welcoming entrance hall, a modern kitchen with granite worktops and soft-close doors, a spacious sitting room with bespoke fireplace and Esse wood-burning stove, formal dining room, and a bright sunroom opening to the garden. Three bedrooms are served by a shower room, en-suite, and family cloakroom.

The annexe offers excellent potential for multi-generational living, guest accommodation, or rental income, and features a double bedroom, bathroom, and a dual-aspect open-plan living and kitchen area.

The rear garden has been thoughtfully landscaped to provide year-round interest, with tiered areas, ornamental planting, seating spaces, and productive vegetable beds. The tandem garage includes a workshop area and additional storage, making the property equally appealing to those seeking space for hobbies or vehicles.



An attractive detached three-bedroom bungalow with separate one-bedroom annexe, set on a private drive in over a quarter of an acre of landscaped gardens backing onto woodland, with spacious living areas, a tandem garage, and excellent local and transport links.



# Accommodation

## Entrance Hall

The main house is accessed via a traditionally styled panelled front door with decorative upper double-glazed panes, set within a recessed brick porch with tiled step. The entrance hall is fitted with oak-effect laminate flooring and is neutrally decorated, with four-panel white doors leading to the cloakroom, kitchen, and main reception areas. Matching double-glazed side panels allow good natural light, and there is space for occasional furniture.

## Kitchen

Situated to the front right-hand side of the property, the kitchen benefits from natural light via two casement windows overlooking the front aspect and is finished with grey slate-effect floor tiling. There is an excellent range of modern, off-white base and wall units with soft-close doors, chamfered granite worktops, and upstands, complemented by contrasting blue metro-tiled splashbacks. Appliances include a four-burner gas hob with programmable smart extractor, 1½ bowl composite granite sink by Abode, two-door electric oven with microwave space above, built-in fridge freezer, and integrated dishwasher. There is also space and plumbing for a washing machine and tumble dryer. A breakfast bar with seating for two offers informal dining.

## Cloakroom

Accessed from the entrance hall, with natural light from a top-hung casement window, the cloakroom is fitted with a close-coupled WC and ceramic wash hand basin set into a white vanity unit. Floors are finished with matching slate-effect tiles and walls with two-tone emulsion.

## Sitting Room

A comfortable living space featuring a bespoke limestone and granite fireplace by Collins & Co Stonemasons, housing an Esse wood-burning stove. Oak-effect laminate flooring extends through to the dining area. Double-glazed sliding doors open to the sunroom, providing garden views and excellent natural light.

## Dining Room

A spacious formal dining area with ample space for freestanding furniture. Finished with oak-effect laminate flooring and a double-glazed sliding door with matching side panel opening to the sunroom, this room enjoys views of the rear garden.









## Accommodation

### Sunroom

Positioned to make the most of the sunny aspect and garden views, the sunroom features two large roof lanterns, bright ceramic tiled flooring with decorative inserts, and white-painted walls. Double sliding doors open onto the patio, creating a seamless indoor-outdoor connection. A part-glazed concertina door leads to the rear lobby, with further garden access and a pedestrian door to the garage.

### Bedroom One

Located to the rear left-hand side of the property, this generous double bedroom has a three-panel casement window overlooking the garden and a built-in two-door wardrobe. Finished with neutral décor, cut-pile carpet, and ovolo coving. A door opens to the en suite.

### En Suite

Fitted with a bath with chrome mixer tap and shower over, pedestal wash hand basin with chrome mixer tap, and close-coupled WC. Large-format ceramic wall tiles with blue banding complement slate-effect floor tiles. Natural light is provided by a frosted casement window, with additional mechanical ventilation.

### Bedroom Two

A comfortable double bedroom with garden views via a two-panel casement window. Oak-effect laminate flooring and ovolo coving complete the room.

### Bedroom Three

A single bedroom currently used as a dressing room, with extensive built-in storage, cut-pile carpet, and a two-panel window overlooking the garden.

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## Annexe Accommodation

### Annexe

The self-contained annexe provides excellent scope for multi-generational living, guest accommodation, or potential rental income.

### Annexe Entrance Hall

Accessed via a panelled front door with decorative glazing and matching side panels, the hall has two-tone walls, ovolo coving, and doors to the bedroom, bathroom, and open-plan living area.

### Annexe Bedroom

A well-proportioned double bedroom with link door to the main house, laminate flooring, neutral décor, and a front-facing two-panel casement window.

### Annexe Bathroom

Comprising a bath with shower over and glass screen, pedestal wash hand basin, and close-coupled WC. Finished with full-height marble-effect tiling, slate-effect floor tiles, and heated towel rail. Natural light and ventilation are provided by a rear casement window and mechanical extractor.

### Open-Plan Living Area

The large open-plan living area is a bright, dual-aspect space, enjoying an abundance of natural light from a box bay window to the front and a three-panel casement window within the kitchen area. The living space is finished with cut-pile carpet and offers ample room for both comfortable seating and audio-visual equipment, with space for a small dining table—ideally positioned within the bay window recess. The kitchen section is laid with ceramic floor tiles and fitted with a range of base and wall units with timber-effect drawers, roll-top work surfaces, and a 1½ bowl ceramic sink. A useful breakfast bar provides seating for two. Built-in appliances include a four-burner electric hob with brushed chrome extractor hood over. This versatile room offers flexibility for modern living and could readily serve as a self-contained day-to-day living space.





# Grounds

## Front Aspect

The property is approached via a well-maintained private drive serving just four homes, flanked by neatly kept laurel hedging and backing onto mature woodland with oak, horse chestnut, and sweet chestnut trees. The generous block-paved driveway provides off-road parking for several vehicles and incorporates decorative insets with pebble features. Established borders are stocked with a variety of seasonal shrubs and plants, creating an attractive frontage.

## Rear Garden

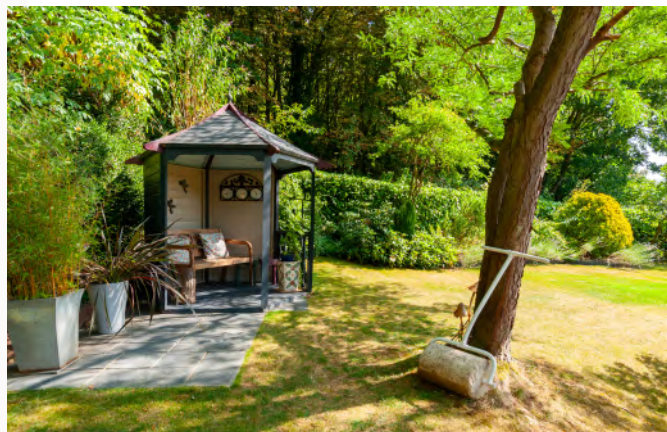
The beautifully landscaped, tiered wrap-around garden backs onto mature woodland, creating a private and peaceful setting that attracts a variety of wildlife. Designed and maintained to a high standard by a keen gardener, it offers year-round interest with seasonal colour from specimen plants such as Smoke Bush, Japanese Maple, Honey Locust, and Lily Magnolia, complemented by hydrangeas, red bistort, and Japanese camellia.

The lower tier is laid to riven-effect paving with reconstituted stone retaining walls and well-stocked borders, with steps leading to an upper lawn and further ornamental beds. A sunny patio off the main reception rooms provides the perfect spot for alfresco dining, while raised vegetable beds and an aluminium greenhouse cater for home growing.

The upper level includes two seating areas—a hexagonal timber summerhouse and an ornate “Garden Sphere” pod, available by separate negotiation—both positioned to enjoy panoramic garden views. A timber shed and log store are discreetly located to the side, completing this practical yet highly attractive outdoor space.

## Garage

The tandem garage is a versatile space, suitable for car enthusiasts or hobbies, with an electric roller shutter door, independent power supply, and higher-than-average ceiling height. A useful workshop area at the rear includes base units and a stainless-steel sink with mixer tap beneath a rear casement window overlooking the garden. Additional storage space is available in the roof void.





## Location

Hillwood occupies a desirable position on a private drive shared by just four other executive homes, surrounded by mature woodland. The setting offers a rare combination of privacy, natural surroundings, and tranquillity, whilst remaining close to a wide range of amenities. To the south is West Hunsbury Country Park, an attractive open space ideal for walking and relaxation, while to the north lies Hunsbury Hill Park, a 38-hectare site of open countryside, recreational areas, and the remains of an Iron Age hill fort.

The area is well served by highly regarded schools, including Hunsbury Park, Simon de Senlis, Briar Hill, and The Abbey Primary, all rated Good or Outstanding by Ofsted. Secondary provision includes Wootton Park and Abbeyfield, together with independent options such as Northampton High School and Quinton House School.

East Hunsbury and the surrounding area offer a good range of services, including a Tesco Extra (about five minutes by car), a small supermarket at Camp Hill, pharmacy, petrol station, and various food outlets. For more extensive shopping and dining, Northampton town centre is approximately three miles away. Leisure facilities nearby include Danes Camp Leisure Centre and Collingtree Park Golf Club.

The property is ideally located for commuters, with the M1 (Junction 15) about a mile away, giving swift access to London, the Midlands, and beyond. Northampton railway station offers frequent services to London Euston, Birmingham, and other destinations. Local bus routes serve East and West Hunsbury, including a dedicated service to Silverstone UTC.

## Property Information

**Local Authority:** West Northamptonshire Council

**Services:** Mains Water, Gas, Electricity, and Drainage

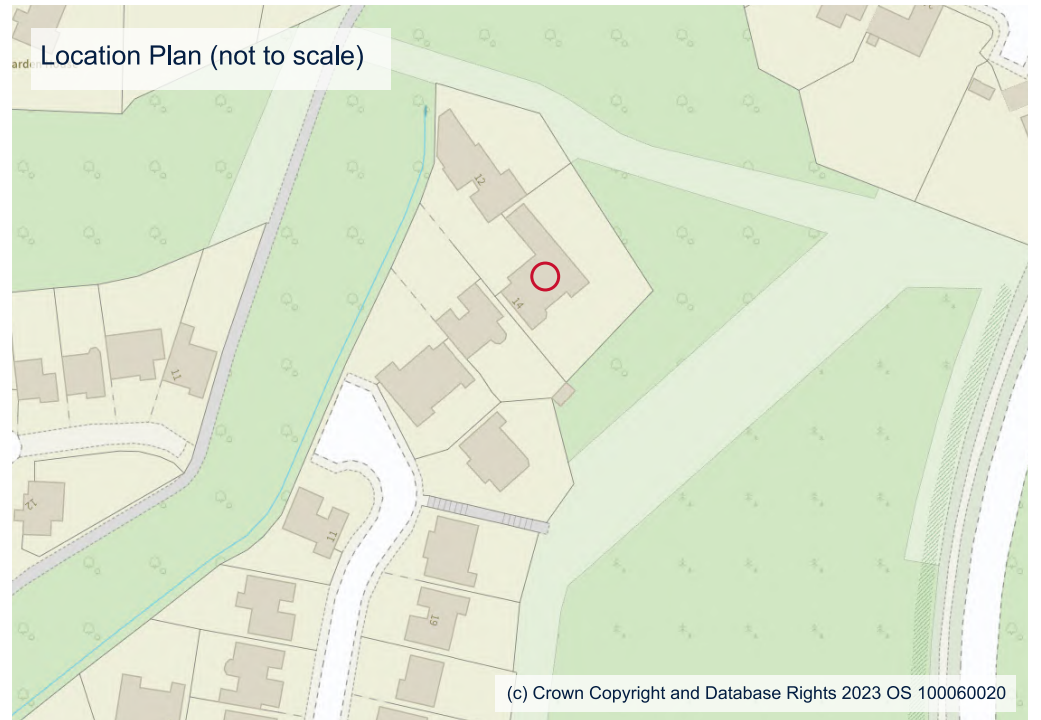
**Council Tax:** Band F    **EPC:** C    **Tenure:** Freehold

**Broadband:** Ultra Fast Broadband Available

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