



Home Close, West Haddon Road  
Guilsborough | Northampton | Northamptonshire | NN6 8QE

FINE & COUNTRY

# HOME CLOSE



*Home Close is an impressive and substantial, detached, family home occupying a delightful semi-rural position on the outskirts of the sought-after village of Guilsborough. The property is set well back from the road in well-tended gardens and a separate paddock extending to approximately 7.79 acres in total. This superb home is set well back from the road behind mature hedging and accessed via electric gates to a large gravel driveway and parking for numerous vehicles with double car port and outbuildings.*



# KEY FEATURES

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On entering you are greeted by a welcoming entrance hallway, on the left is a study, double bedroom and a family bathroom. On the right is the superb kitchen breakfast room which is fitted with an extensive range of solid oak units, a dining room, family room and the main reception room which has a vaulted ceiling and impressive fireplace. Leading off from the kitchen is a games room, utility room and a good size double bedroom with dressing room and en suite.

To the rear of the property is a central hallway which leads to the main bedroom suite with walk in wardrobe and en suite bathroom. There are a further two double bedrooms, both have en suites and one has a dressing room.























# KEY FEATURES

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Outside the grounds are private with koi pond and waterfall, mature trees and shrubs and lawn, To the side of the house is a double car port with a games room/bar above affording stunning open views, there is also a garage and former stable block

NB: There is a development claw back based on 25% of the uplift in value for any residential or commercial development that takes place within 25 years from the date of purchase.





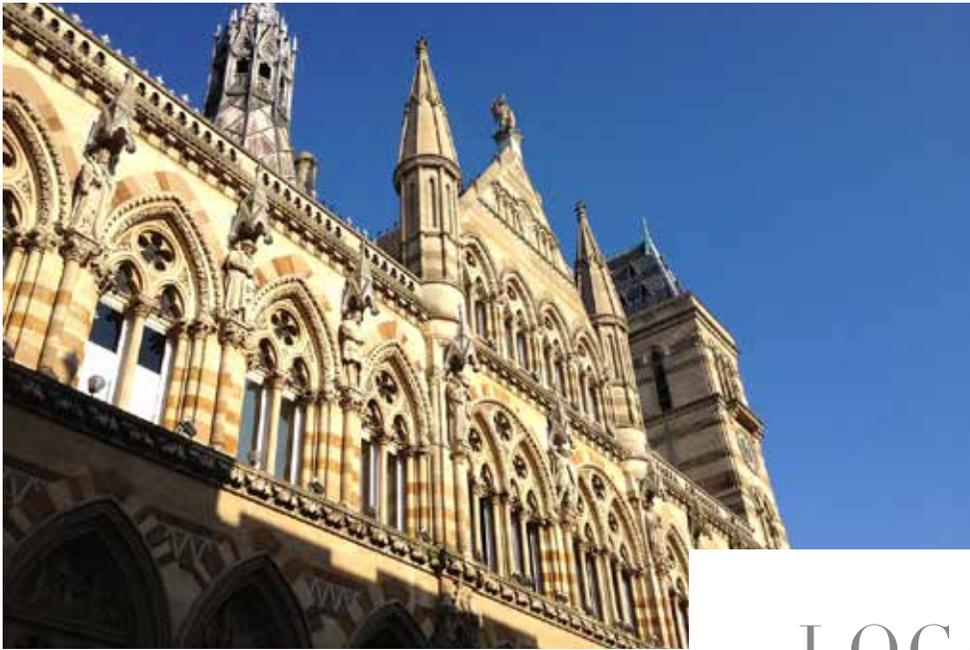




# LOCATION

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Guilsborough is approximately 10 miles northwest of Northampton and within the catchment area of the highly regarded schools within the village, there is a public house, doctors' surgery and a shop. Train services into London Euston, take around one hour from Rugby or Northampton with further services from Wellingborough and Kettering to London St Pancras.

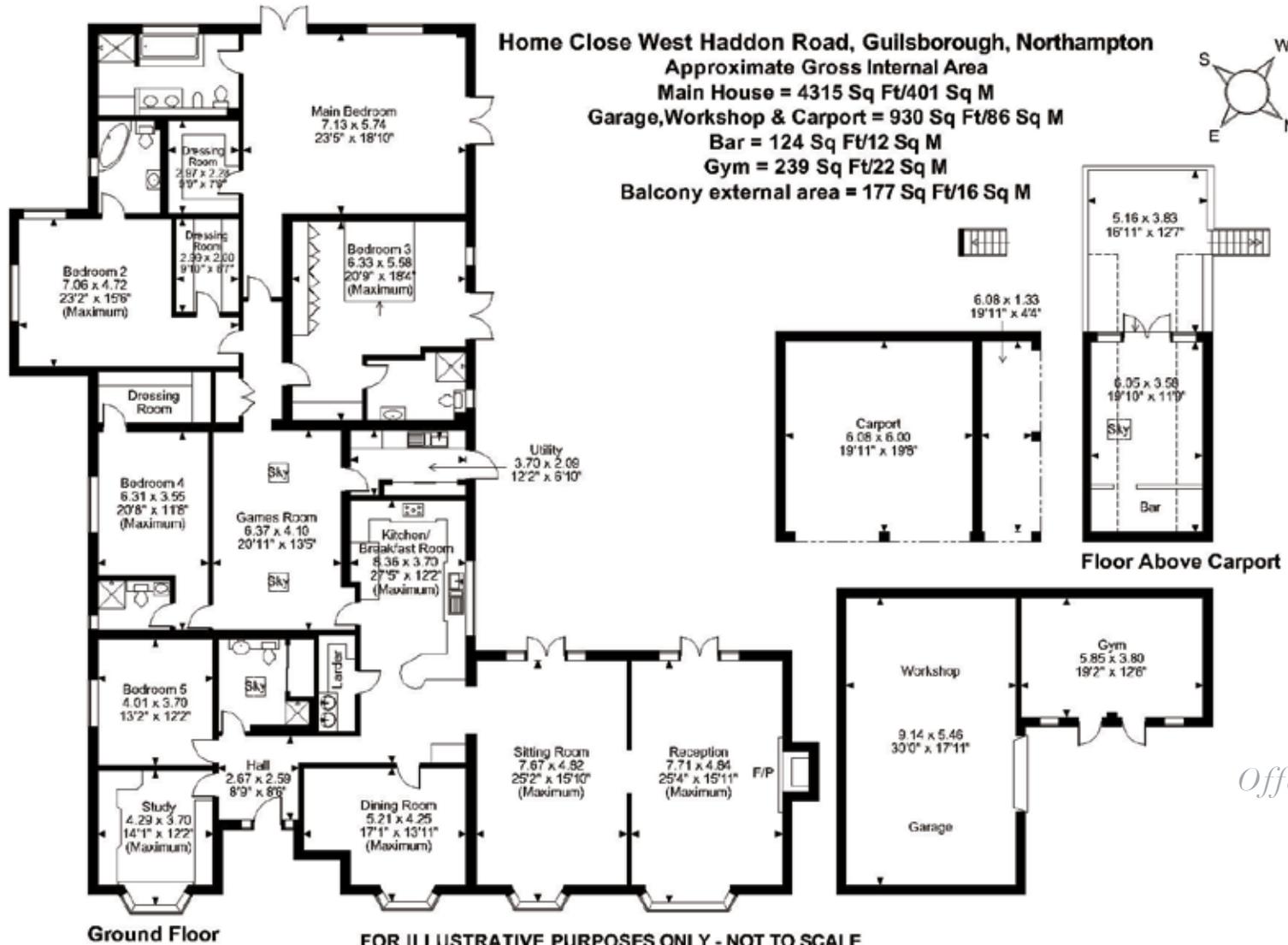


# LOCATION

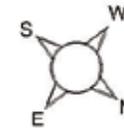
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**Home Close West Haddon Road, Gullsbrough, Northampton**  
**Approximate Gross Internal Area**  
**Main House = 4315 Sq Ft/401 Sq M**  
**Garage, Workshop & Carport = 930 Sq Ft/86 Sq M**  
**Bar = 124 Sq Ft/12 Sq M**  
**Gym = 239 Sq Ft/22 Sq M**  
**Balcony external area = 177 Sq Ft/16 Sq M**



**Floor Above Carport**

**Ground Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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Tenure: Freehold

Council Tax Band: G

*Offers over* £ 1,500,000



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 22.09.2022





# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*



## JONATHAN LLOYD-HAM PARTNER

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Jonathan heads up the team in Northampton and has worked in a senior managerial capacity for over 30 years in both Northamptonshire and central London. Jonathan combines his wealth of local knowledge, with an enthusiasm for marketing, service and results. He is more than happy to provide a bespoke, tailored plan to aid any seller's move using Fine & Country's incredible marketing tools. The office constantly receives repeat business and excellent reviews, a true testament to the quality of service that Jonathan and the team consistently deliver. Jonathan is also the proud owner of Freda the office dog.

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)

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