



FOXLEA

BRIXWORTH, NORTHAMPTONSHIRE



KING WEST





KING WEST

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A beautifully situated country residence enjoying exceptional views across Pitsford Reservoir, with equestrian complex with mature pastureland set within about 42 acres in one of Northamptonshire's most desirable rural settings.

Foxlea

Holcot Road, Brixworth, Northamptonshire, NN6 9BS

Northampton 6 miles (HST London Euston), Market Harborough 10 miles (HST London St Pancras International), Rugby 16 miles (HST London Euston).
(All distances approximate)

- Detached country residence with outstanding views over Pitsford Reservoir
- Three bedrooms and well-balanced family accommodation
- Kitchen with oil-fired AGA, utility and boot room
- Sitting room with open fire, snug and dining room
- Mature gardens with greenhouse, raised beds and Breeze House
- Extensive Equestrian Complex with Stabling, Manège
- Mature Pastureland
- **In all, the Gardens, Grounds and Paddock Land are approaching 38 acres**

Occupying a particularly enviable position with uninterrupted views across Pitsford Reservoir and the surrounding Northamptonshire countryside.

The Situation

The property occupies a sought-after rural position overlooking the renowned Pitsford Reservoir, a designated nature reserve and one of Northamptonshire's most attractive landscapes. The area is particularly well known for its walking, riding and sailing opportunities and offers easy access to a number of highly regarded villages and market towns.

Communication links are excellent, with the A14, A43 and M1 readily accessible, whilst mainline rail services from Northampton and Market Harborough provide regular services to London Euston and St Pancras International respectively.

Educational facilities include a pre-school and a primary school. In the neighbouring villages are Spratton Hall School, and Pitsford School, with Bilton Grange easily commutable. Secondary education is at Moulton. Private schools are at Rugby, Stowe and Oakham.

Sporting is well catered for within the vicinity. Riding stables and golf at Church Brampton. Water sports and trout fishing at Pitsford and Hollowell reservoirs. Cycling and walking at Brixworth Country Park and flying from Sywell Aerodrome. Horse racing at Stratford-upon-Avon and Towcester. Motor racing at Silverstone.

The Property

Occupying a particularly enviable position with uninterrupted views across Pitsford Reservoir and the surrounding Northamptonshire countryside, this delightful, detached residence provides well-balanced accommodation together with an impressive range of equestrian facilities.

The property is approached via a private driveway leading to a generous parking area and the principal residence, which sits centrally within its grounds and enjoys an exceptional outlook over its paddocks and beyond.

Internally, the accommodation extends to approximately three bedrooms and offers a practical arrangement ideally suited to both family living and those with equestrian interests. The kitchen forms the heart of the house and is fitted with an oil-fired AGA, complemented by a useful utility room and adjoining boot room.

The principal reception room is a comfortable sitting room centred around an open fireplace, whilst a separate snug and dining room provide versatile additional living and entertaining space.

Outside

A particular feature of the property is the quality of the grounds and equestrian facilities. Situated conveniently adjacent to the house is a well-arranged stable yard comprising eight loose boxes by the renowned Scotts of Thrapston, together with a feed room, tack room and washroom. A well-maintained menage compliments the facilities.

The paddock land is enclosed by post and rail fencing and enjoys a gently sloping aspect with uninterrupted views across Pitsford Reservoir. The arrangement offers an excellent set-up for private equestrian use and provides direct oversight from the house.

The gardens surrounding the property are principally laid to lawn with mature trees and established planting, whilst a greenhouse and raised vegetable beds create an attractive and productive kitchen garden. Of particular note is the attractive Breeze House, enjoying a delightful position within the grounds and providing an ideal setting for outdoor entertaining and relaxation. Equipped with power and lighting, the structure has recently been re-thatched and affords a charming vantage point from which to enjoy the exceptional surroundings and far-reaching views.

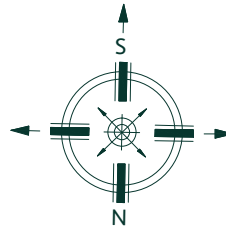
The combination of mature gardens, paddock land and first-class equestrian facilities creates a highly appealing country setting, seldom found in such an enviable position overlooking one of Northamptonshire's most renowned reservoirs.



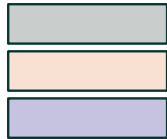




Floorplans



Approximate Gross Internal Area

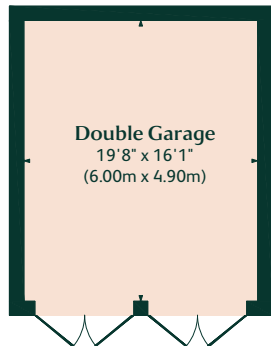


Main House = 219 sq.m/2357 sq.ft

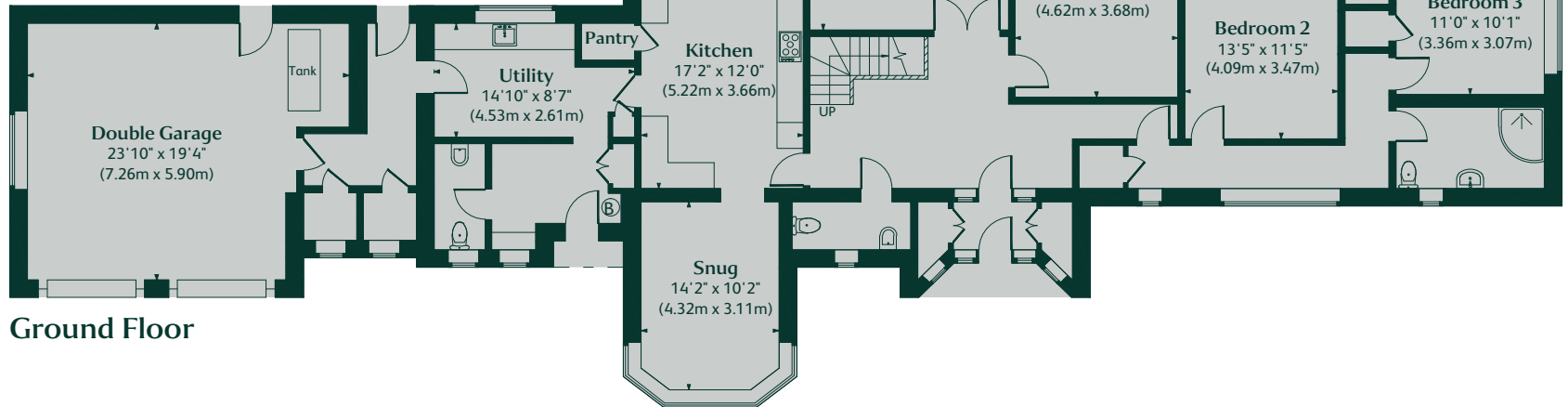
Garage = 78 sq.m/840 sq.ft

Outbuilding = 521 sq.m/5608 sq.ft

Total = 818 sq.m/8805 sq.ft



Garage



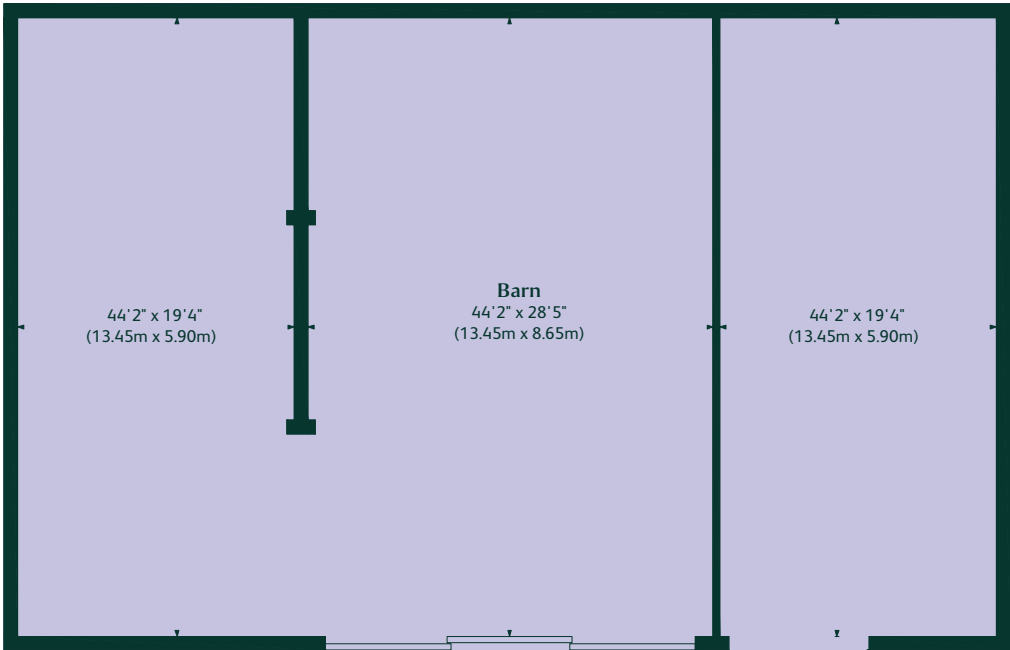
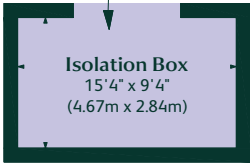
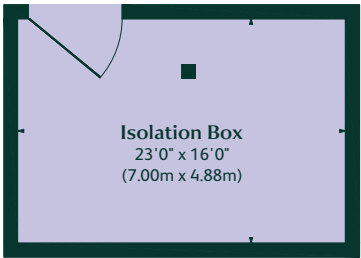
First Floor

Important Notice

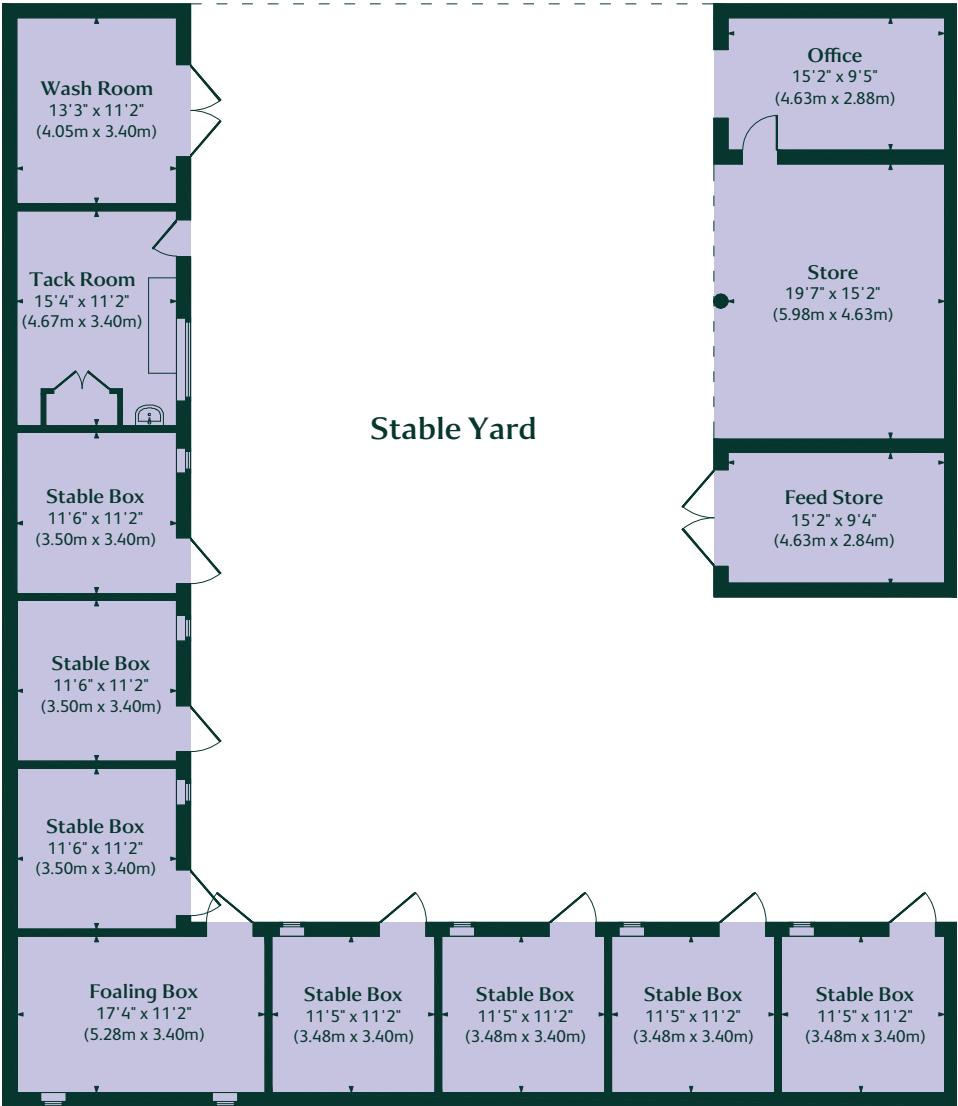
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Outbuildings



Outbuilding



Outbuilding



General Remarks

Viewing

The property may only be inspected by prior arrangement through King West. Tel: 01858 435970.

Council Tax Band

Band G

Services

Mains water and electricity. Private drainage. Oil-fired central heating. None of the services have been tested by the agents.

Local Authority

West Northamptonshire Council

EPC Rating

E





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