



3B RESTHAVEN ROAD

WOOTTON | NORTHAMPTON

£1,000,000 FREEHOLD

 Merrys | Town & Country Homes
SINCE 1815

3b Resthaven Road | Wootton | Northampton | NN4 6LR

An executive individually designed and stone built property | Situated within the heart of this sought after village | Separate one bedroom annexe |

Gated parking a double garage | Fitted kitchen with integrated appliances | Total area over 4200 sq ft | No chain |



Merrys | Town & Country Homes
SINCE 1815

Wootton Hope Drive, Northampton, NN4 6DY
MERRYS.CO.UK

The Property

SITUATED WITHIN THE HEART OF WOOTTON VILLAGE IS THIS INDIVIDUALLY BUILT STONE DETACHED PROPERTY OFFERING SPACIOUS ACCOMMODATION OVER THREE FLOORS WITH A SEPARATE ONE BEDROOM ANNEXE.

This most impressive property is a must see and an early viewing is highly recommended. The main house comprises of five bedrooms all of which are double in size and three offering en-suite shower/bathrooms. The main bedroom is situated on the second floor. There is a large en-suite bathroom with walk in shower, freestanding bath and a walk in dressing room. The kitchen is fully integrated with appliances to include dual ovens, combination oven, warming drawer, dishwasher, induction hob and wine cooler. Limestone tiles covers the entrance hall and kitchen. Under floor heating covers the entire ground floor. Lounge offers a wood burner and a limestone fireplace to the dining room.

The one bedroom annexe is situated above the double garage and comprises open plan lounge/kitchen with oven hob and fridge/freezer. There is a double bedroom and a shower room.

Outside

The property occupies an established plot with stone retaining walls mature trees and bushes. To the front there is a large gravelled driveway which provides off road parking for numerous vehicles. The rear garden enjoys a south facing aspect. There is a large, covered garden bar, large patio and artificial grass.


Tenure

Freehold

Local Authority

EPC Rating:

Viewings

You are welcome to view by appointment. Please call Merrys on (01604 767400 .









Note: Merrys for themselves and for the vendors of this property, whose agents they are, give notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items.
2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.
3. No person in the employment of Merrys has any authority to make or give and representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or in inspecting properties which have been sold, let or withdrawn.

TOTAL FLOOR AREA : 4246 sq.ft. (394.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2025

