



# BIRCHFIELD ROAD

Abington, Northampton, NN1 4RH



DAVID COSBY  
ESTATE AGENTS



# Birchfield Road

Abington, Northampton, NN1 4RH

Total GIA Floor Area | Approx. 158 sqm (1700 sqft)



4 Bedrooms



3 Receptions



2 Bathrooms

## Features

- Character period home
- Four double bedrooms
- Close to Abington Park and local facilities
- Sought after location
- Enclosed south facing garden
- Large Garage / Workshop Area
- Ensuite to master bedroom

## Description

A fine example of a late Victorian, bay-fronted property located in a sought-after area near Abington Park, Northampton's oldest and most popular park. This beautiful family home retains many distinctive period features, including double-height segmental bay windows, stained glass doors, fanlights, and open fireplaces. The property has been extended to offer extensive accommodation, which includes four double bedrooms with an ensuite to the master bedroom, two large reception rooms, a kitchen/dining room, basement, cloakroom, and a bathroom with a four-piece suite. Externally, the property benefits from an enclosed front garden with a well-tended cherry tree, now blossoming. To the rear, there is dual vehicular access to a large garage/workshop from Birchfield Road and Oakfield Road via a cobbled alleyway. Pedestrian access through the garage leads to a good-sized south-facing rear garden with a patio area, lawn, and well-tended shrubs and trees.



The property is located a short stroll from Abington Park, a large, pleasantly landscaped area of approximately 100 acres.

# The Property

## Entrance Lobby

A practical area that separates the main entrance hall from the front porch, fitted with a traditional panelled front entrance door featuring stylised leaded stained glass, and parquet-style floorboards. Double-swing glazed doors open to the entrance hall, illuminated by a large, glazed fanlight. The high ceilings, characteristic of properties from this era, are finished with profiled covings, and walls are neutrally decorated.

## Entrance Hall

Tastefully finished with geometric floor tiles, the entrance hall features deep-set profiled skirtings and a straight flight of timber stairs with decorative newel posts, turned balustrades, and panelling leading to the first-floor accommodation. Original stripped-pine doors open to the principal ground-floor rooms.

Additional features include profiled beams with decorative corbel supports and a beautiful, panelled door with decorative leaded light which opens to the kitchen/dining room area.

## Sitting Room

Located on the front right-hand side of the property and featuring a traditional timber sash segmental bay window, this room offers an abundance of natural sunlight.

The room has high ceilings that extend throughout the property and includes profiled plastered covings and deep-set timber skirtings. The floors are finished with stained pitch pine boards, and there is a delightful period fireplace with a traditionally styled stripped pine timber surround, a cast iron insert featuring decorative glazed tiles, and a slate hearth. Profiled picture rails have been fitted with tasteful two-tone decorations on the walls.

## Reception room / Family Room

Located to the right-hand side of the property and benefiting from full-height glazed French doors opening to the rear aspect, the reception room enjoys good natural lighting and is the perfect breakaway-room to relax after a hard day's work.

The floors are finished with plush cut-pile carpet, and walls feature original picture rails. There is a feature fireplace with a traditional cast iron insert and tiled hearth, as well as a beautiful, stained Edwardian built-in unit with glazed cabinets, drawers, and low-level cupboard providing storage space.



# The Property

## Kitchen / Dining Room

Situated at the rear of the outrigger, the kitchen/dining room area is both attractive and practical, equipped with Shaker-style base and wall units with bevelled-edged black quartz work surfaces and a Belfast-style sink with chrome mixer tap and drainer. It features a large, brushed chrome range with six-burner gas hob and two-door electric oven with matching chrome splashback and extractor hood overhead. Period features include an Edwardian pine, part-glazed cabinet with brass ironmongery, and original timber sash windows that provide excellent natural lighting. There is space for a large table and chairs, and with access to the south-facing rear garden and patio, this area is perfect for entertaining. Floors are finished with riven-slate effect ceramic tiles. The modern, gas-fired combination boiler is located within a high-level base unit adjacent to the kitchen sink, and a glazed door opens to the rear lobby and ground floor cloakroom.

## Rear Lobby

Located at the rear elevation of the property, the lobby has a full-height double glazed door with matching sidelights opening to the south-facing rear garden and patio area. Floors have matching ceramic tiles which flow through from the kitchen, and a timber flush door opens to the ground floor cloakroom.

## Cloakroom

A convenient WC and corner wash hand basin are installed, and natural lighting is provided by a double-glazed window and a timber double-glazed Velux roof light. Floors are finished with matching ceramic tiles, and walls are neutrally decorated.



# The Property

## Basement

This versatile space is currently used as a hobby room but could be adapted to a variety of uses. A light well with top-hung double-glazed casement window provides natural lighting.

## First Floor Landing

Four-panelled stripped pine doors leading to the bedrooms and the family bathroom. Quarter-winder stairs with matching loop pile carpet and turned balustrades extend to the second-floor master bedroom.

## Bedroom Two

Benefiting from an abundance of natural lighting from the segmental bay window and an additional sliding sash window, the master bedroom is a good-sized double room with ample space for storage and is fitted with loop pile carpets. There is a useful built-in panelled cupboard with double-swing doors to the chimney alcove. The original fireplace has been blocked over but could potentially be reinstated.

## Bedroom Three

Bedroom three is located to the rear right-hand side of the property and has a traditional sash window overlooking the south-facing aspect. Walls are neutrally decorated, and the original fireplace has been blocked up but could potentially be reinstated. Floors are finished with cut pile carpet.

## Bedroom Four

Bedroom four is situated at the rear of the outrigger and has a traditional timber sliding sash window overlooking the south-facing garden. Floors are finished with loop pile carpet, and there is ample storage space provided by a built-in four-door wardrobe with clothes rail and upper shelving. The cupboard also houses a large thermal store with an expansion vessel.

## Family Bathroom

The family bathroom is fitted with a four-piece suite comprising a bath with chrome mixer tap and shower hose, close-coupled WC, ceramic wash hand basin with a contemporary vanity unit and wall-mounted chrome pillar taps, and a shower cubicle with glazed bifold doors fitted with a rainfall shower rose. Floors are fitted with ceramic tiles, and walls have matching full-height ceramic tiles. Natural lighting is provided by a frosted timber sash window to the side elevation, and heating is via a chrome ladder towel rail.



# The Property

## Family Bathroom

The family bathroom is fitted with a four-piece suite comprising a bath with chrome mixer tap and shower hose, close-coupled WC, ceramic wash hand basin with a contemporary vanity unit and wall-mounted chrome pillar taps, and a shower cubicle with glazed bifold doors fitted with a rainfall shower rose. Floors are fitted with ceramic tiles, and walls have matching full-height ceramic tiles. Natural lighting is provided by a frosted timber sash window to the side elevation, and heating is via a chrome ladder towel rail.

## Second Floor Master Bedroom

The master bedroom is a large double bedroom with part-vaulted ceilings incorporating two double-glazed Velux roof lights to the front aspect and a large casement window to the rear aspect providing pleasant views of the south-facing garden and onward views of the Park Avenue Methodist Church. Floors are fitted with loop pile carpet, and there is ample storage space via a two-door built-in wardrobe with clothes rail and upper shelf. A timber flush door opens to the ensuite.

## Master Bedroom Ensuite

Fitted with geometric floor tiles and full-height metro wall tiles, the ensuite has a three-piece suite comprising a close-coupled WC, contemporary ceramic wash hand basin with chrome mixer tap and vanity unit below, and a quadrant shower cubicle with a sliding glazed screen, shower hose, and rainfall shower rose. Natural lighting is provided by a large, double-glazed Velux window, and mechanical ventilation has been installed. Heating is provided by a ladder towel rail.



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# Grounds

## Front Aspect

The property is set back from Birchfield Road with perimeter engineering brick boundary walls featuring decorative finial metal fencing and access gate which opens to a tiled front garden with a well-tended Cherry tree, which is just coming into blossom. The recessed entrance porch has perimeter stone surrounds and a traditional geometric tiled step.

## Garage

The property benefits from vehicular access via a cobbled alleyway, which leads to a large brick-built garage/workshop area with an automatic up-and-over door beneath a mono-pitched roof. The garage is equipped with power and lighting, and there are two windows to the front aspect providing natural lighting. A timber ledged, framed, and braced pedestrian door opens to the south-facing rear garden.

## Rear Garden

The well-tended rear garden benefits from good natural sunlight throughout the day and features a pleasant slate patio area with a good-sized central lawn. Perimeter boundaries comprise traditional red brick garden walls with intermediary piers and chamfered coping stones. There is a Silver Birch tree providing screening to the rear, and a trained Victoria plum tree to the garden wall with a raised brick planter.





## Location

The property is located on a desirable stretch of Birchfield Road close to the County Cricket Ground, and just a short stroll from Abington Park – Northampton's oldest park dating to 1897.

Abington Park has landscaped grounds extending to approximately 100 acres and is situated on the remains of a medieval village with some buildings surviving over seven centuries. This historic park offers residents a scenic space for leisure and recreation, with its extensive landscaped grounds, two lakes, and a variety of amenities. There are two lakes, a café, fitness trail, sports facilities and play area. Events are held in the park over the summer months in the 500-year-old museum, and brass bands play at the beautiful octagonal band stand.

For shopping and dining, a short 10-minute walk takes you to the cosmopolitan Wellingborough Road. There are frequent bus services to the town centre and the location facilitates easy commuting, with direct trains from Northampton Railway Station to London Euston and quick access to the M1 motorway.

Nearby schools include Northampton School for Boys and Abington Vale, Bridgewater, and Barry Primary Schools (all with Good or Outstanding Ofsted ratings). Private schools nearby include Quinton House, Wellingborough, and Northampton High School.

## Property Information

**Local Authority:** West Northamptonshire Council (Northampton Area)

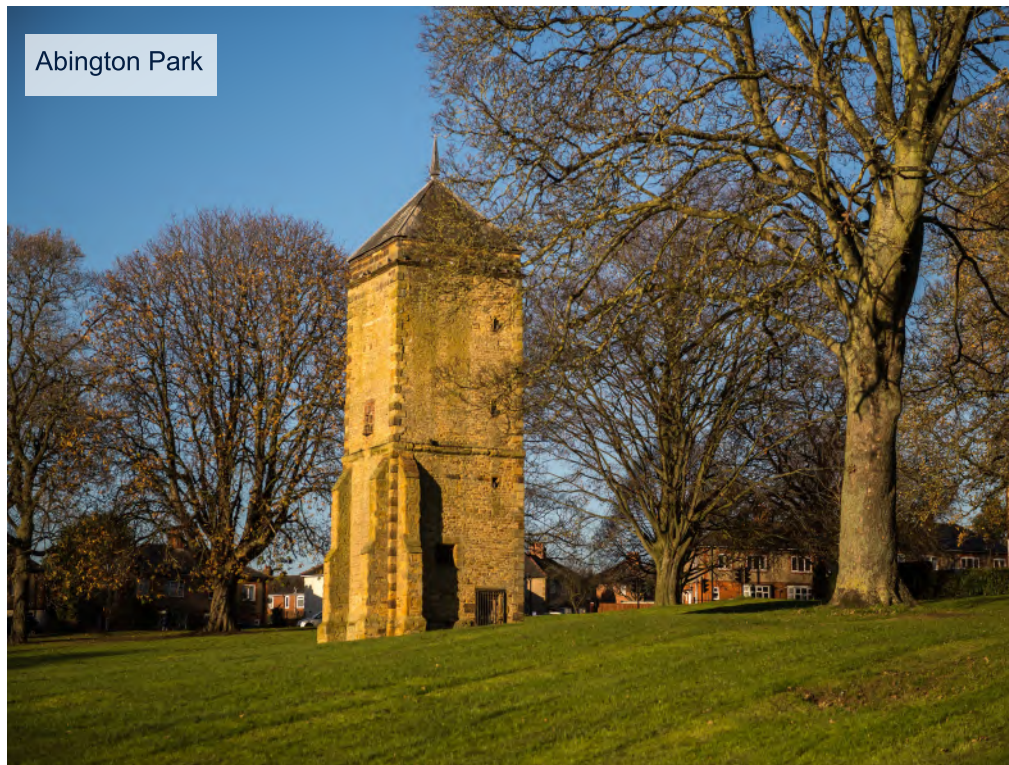
**Services:** Water, Drainage, Gas, & Electricity

**Council Tax:** Band C    **EPC:** Rating TBC

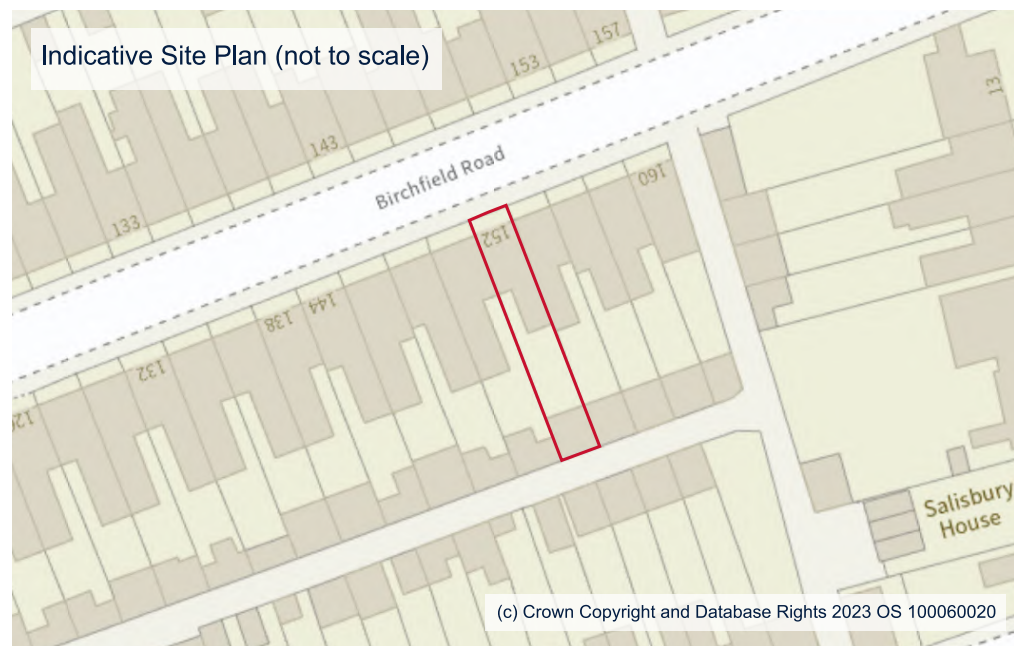
### **Important Notice**

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Abington Park



Indicative Site Plan (not to scale)



# Birchfield Road, Abington, Northampton, NN1 4RH

Approximate GIA (Gross Internal Floor Area) Exc. Garage = 158 sqm (1700 sqft)



David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



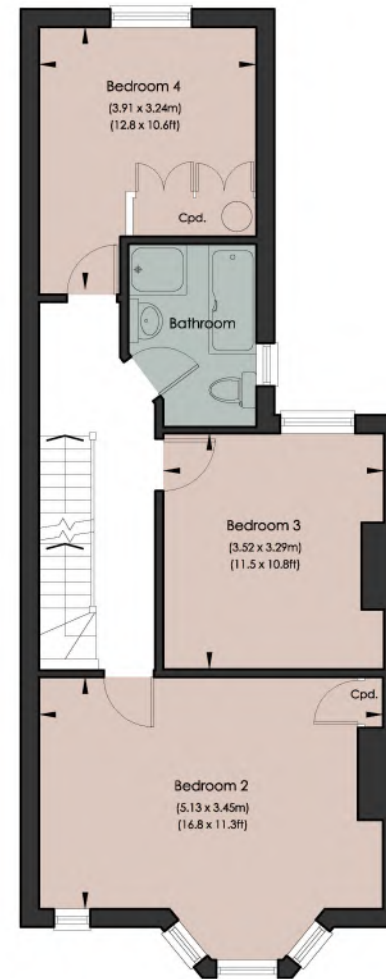
GARAGE FLOOR GIA = 25 sqm (269 sqft)



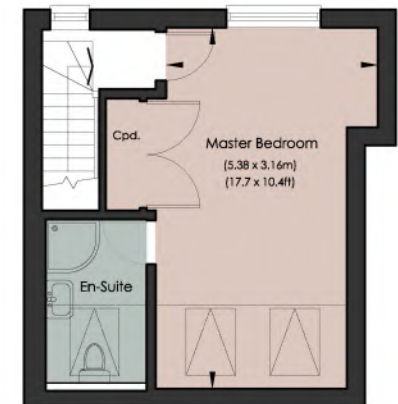
BASEMENT FLOOR GIA = 16 sqm (172 sqft)



GROUND FLOOR GIA = 60 sqm (646 sqft)



FIRST FLOOR GIA = 57 sqm (614 sqft)



SECOND FLOOR GIA = 25 sqm (269 sqft)



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# Thinking of Selling?



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