

NEW INSTRUCTION



KENNEL LANE

Paulerspury, Towcester, NN12 7GA



DAVID COSBY  
ESTATE AGENTS



# Kennel Lane

Paulerspury, Towcester, NN12 7GA

Total GIA Inc. Garage | Approx. 173 sqm (1862 sqft)



4 Bedrooms



2 Receptions



2 Bathrooms

## Features

- Executive village setting
- Spacious open-plan living
- Bi-fold doors to garden
- Countryside views
- High-specification kitchen
- Versatile home office
- Double garage

## Description

An attractive four-bedroom detached family home, set within a select development of executive properties in the picturesque village of Paulerspury. Constructed from buff-facing brick with red cambered brick arches above the windows and doors, the property has been enhanced with a high-specification extension, creating a stunning open-plan living area at the rear, where bi-fold doors open onto a landscaped garden backing onto pastureland.

Internally, the home benefits from generous ceiling heights, enhancing the sense of space and natural light throughout. Designed for modern family living, the ground floor features a spacious open-plan kitchen, dining, and family area, along with a separate sitting room, utility, and cloakroom. The first floor comprises four well-proportioned bedrooms, including a principal suite with countryside views, and a stylish family bathroom. The home is further complemented by an attached double garage, a versatile separate home office, and a peaceful rear garden overlooking open fields.



A beautifully presented four-bedroom detached family home in an exclusive village development, featuring spacious open-plan living, a high-specification kitchen, a versatile home office, a double garage, and a private rear garden with countryside views.

## The Property

### Entrance Hall

The entrance hall is accessed via a traditional panel-style door with a three-bar locking mechanism, set beneath a projecting front canopy. This generously proportioned space features timber-effect ceramic tiling laid in a herringbone pattern, adding both character and practicality.

Natural light enters from a front-facing casement window, complemented by a two-unit casement window to the side. A quarter-winder staircase with chamfered balustrades and fitted cut-pile carpet leads to the first floor. Slatted oak doors open to the kitchen/dining area, cloakroom, and utility, while a large opening leads directly into the sitting room. A useful understairs cupboard provides additional storage and houses the electric consumer unit.

### Sitting Room

The sitting room is positioned at the front of the property, featuring a box bay window with casement glazing, allowing for good natural light. The space is finished with a neutral décor and cut-pile carpeting, creating a comfortable and inviting atmosphere. Neatly integrated audiovisual equipment ensures a clean and uncluttered aesthetic.

### Cloak Room

The cloakroom is fitted with a contemporary close-coupled WC and a ceramic pedestal washbasin with a chrome mixer tap. The space is finished with geometric ceramic floor tiles and coordinating splashback tiling above the basin. A frosted casement window to the side provides natural light, while the modern gas-fired boiler is neatly positioned at high level.

### Utility

The utility room is a practical space, accessed directly from the entrance hall. It features fitted base and wall units, providing storage, along with a stainless-steel sink and drainer with a chrome mixer tap. The floor is finished with geometric ceramic tiling, and a part-glazed door opens to the side of the property, offering convenient outdoor access.



## The Property

### Open Plan Living Area

This stunning open-plan living space extends across the rear of the property, incorporating the kitchen, dining area, and family snug. A five-panel bifold door opens directly onto the rear patio and garden, seamlessly blending indoor and outdoor living—ideal for entertaining and alfresco dining. The room is finished with timber-effect ceramic tiling laid in a herringbone pattern, and there is ample space for a large dining table and chairs.

The kitchen area is fitted with a range of high-specification contemporary base and wall units with chamfered quartz work surfaces. A central island houses a five-burner induction hob, complete with a brushed chrome extractor hood and light fitting overhead. The island also provides additional storage and serves as a breakfast bar seating four for informal dining.

An inset one-and-a-half brushed chrome sink is fitted with a Quooker hot water tap, while integrated appliances include a dishwasher, a NEFF electric oven, a matching combination microwave oven with a warming drawer below, and space for a large American-style fridge freezer.

Positioned at the front of this versatile space, the family snug area offers a cozy retreat, with comfortable seating and a wood-burning stove set on a polished tile hearth—perfect for unwinding after family meals.

## Thinking of Selling?

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We offer a transparent and competitive rate of 1% (inc. VAT) on a No Sale, No Fee basis, with No Fixed-Term Contract, giving you the flexibility and confidence you need when selling your home.

Contact us today to arrange your free property valuation and take the first step towards a successful sale.



# The Property

## First Floor Landing

The galleried first-floor landing is bright and spacious, with natural light from a side casement window. The floor is finished with cut-pile carpeting, and slatted oak doors provide access to all four bedrooms, the family bathroom, and a large airing cupboard housing the hot water cylinder.

## Bedroom One

Bedroom One, the principal suite, is positioned at the rear of the property, enjoying countryside views through a three-panel casement window. The room is finished with cut-pile carpeting and neutral décor, creating a calm and inviting atmosphere. A built-in two-door mirrored wardrobe provides ample storage with a fitted clothes rail and upper shelving. A slatted oak door leads to the en-suite shower room.

## En-suite

The en-suite shower room is a bright and airy space, with two casement windows allowing for excellent natural light. It is fitted with a three-piece suite, comprising a double-width shower cubicle with a tempered glass screen, a chrome wall-mounted shower hose with a separate rainfall showerhead, a ceramic pedestal washbasin with a chrome mixer tap, and a close-coupled WC. The walls feature part ceramic tiling, while the floor is finished with tasteful geometric tiles. A mechanical extractor fan provides additional ventilation.



# The Property

## Bedroom Two

Bedroom Two is a spacious double bedroom positioned at the front of the property. It features a built-in two-door wardrobe with fitted shelving and a full-height storage unit. The room is finished with cut-pile carpeting and neutral décor.

## Bedroom Three

Bedroom Three is a well-proportioned double bedroom, positioned at the front of the property with a two-panel casement window overlooking the frontage. The room is finished with cut-pile carpeting and neutral décor. A slatted oak bi-fold door provides access to a good-sized wardrobe with a fitted clothes rail and shelving.

## Bedroom Four

Bedroom Four is a well-appointed single bedroom, positioned at the rear of the property, with a two-panel casement window offering views over the garden and open fields. The room is finished with cut-pile carpeting and neutral décor. A slatted oak bi-fold door provides access to a built-in wardrobe with a fitted clothes rail and shelving.

## Family Bathroom

The family bathroom is fitted with a modern three-piece suite, comprising a bathtub with chrome shower hose and a separate rainfall showerhead, a close-coupled WC, and a large ceramic washbasin with a chrome mixer tap, set atop an oak-effect vanity unit. The floor is finished with tasteful geometric ceramic tiles.



# Grounds

## Front Aspect

Set within an attractive street scene, the property enjoys excellent kerb appeal, with a well-maintained frontage and a generous driveway providing off-road parking for several vehicles, leading to the attached double garage.

A neatly tended lawn is bordered by established shrubs, including mountain box and lavender, enhancing the welcoming approach. A white limestone-effect pathway leads to the main entrance and continues along a gated side access, providing a secure route to the rear garden while offering space for potted plants.

## Rear Aspect

The rear garden is a peaceful and well-tended outdoor space, backing onto open fields for a scenic and private setting. A large white limestone-effect patio extends directly from the open-plan family/kitchen area, accessed via bi-fold doors, making it an ideal spot for outdoor dining and entertaining. The lawned area provides ample space for recreation, while established shrubs are thoughtfully arranged in a dedicated planting area near the home office. The garden is enclosed by a perimeter beech hedgerow with post-and-rail fencing, maintaining an open yet defined boundary. A pedestrian access door leads to the garage, featuring a vision panel and set beneath a gabled dormer roof.

## Home Office

This versatile home office offers a quiet and well-equipped workspace, ideal for remote working or a variety of other uses. A three-panel bifold door allows for plenty of natural light, while power and lighting are fully installed for convenience. Internally, the office features insulated walls, finished with plasterboard and emulsion, and light timber-effect laminate flooring for a contemporary look. A wall-mounted electric panel heater with a control panel ensures year-round comfort, while recessed spotlights provide additional illumination.

## Garage

The attached double garage features light oak aluminium-framed up-and-over doors, providing secure vehicular access. Internally, the prefabricated timber roof structure has been partly boarded, offering additional mezzanine storage. Fully equipped with power and lighting, the garage also includes a dedicated workshop area at the rear. A pedestrian access door, set beneath a dormer roof, provides convenient access to the rear garden.





## Location

Paulerspury is a charming village in the South Northamptonshire countryside, just a short distance from the market town of Towcester. The village offers a peaceful rural lifestyle while still being well-connected to major towns and transport links. There are a range of local amenities catering to residents' day-to-day needs. The village is home to The Barley Mow, a well-regarded pub and restaurant offering a warm atmosphere and quality food. The village hall hosts various community events and activities throughout the year, contributing to the strong village spirit. For everyday essentials, residents can make use of the Budgens store on the A5, which provides a selection of groceries, fresh produce, and household items. A wider range of shopping options, including supermarkets and independent retailers, can be found in Towcester, just a few miles away. Additionally, there is a farm shop at Wakefield Country Courtyard, offering fresh local produce.

Paulerspury is served by Paulerspury Church of England Primary School, which has a strong reputation and plays an active role in the community. For secondary education, the area falls within the catchment of Sponne School in Towcester, an Ofsted-rated 'Outstanding' secondary school. Several independent schools are also within easy reach, including Winchester House School in Brackley and Northampton High School in Hardingstone.

The surrounding countryside provides plenty of opportunities for outdoor activities, with numerous footpaths and bridleways ideal for walking, cycling, and horse riding. Golfers will appreciate the proximity to Whittlebury Park Golf & Country Club, which features an 18-hole course and spa facilities. Paulerspury is well-positioned for commuters, with easy access to the A5 and A43, connecting to the M1 (Junction 15A) and M40 motorways. Milton Keynes, with its extensive shopping, leisure, and business facilities, is approximately 12 miles away, offering direct rail services to London Euston in around 35 minutes. Northampton is also within easy reach, providing additional rail connections and amenities.

## Property Information

**Local Authority:** West Northamptonshire Council

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

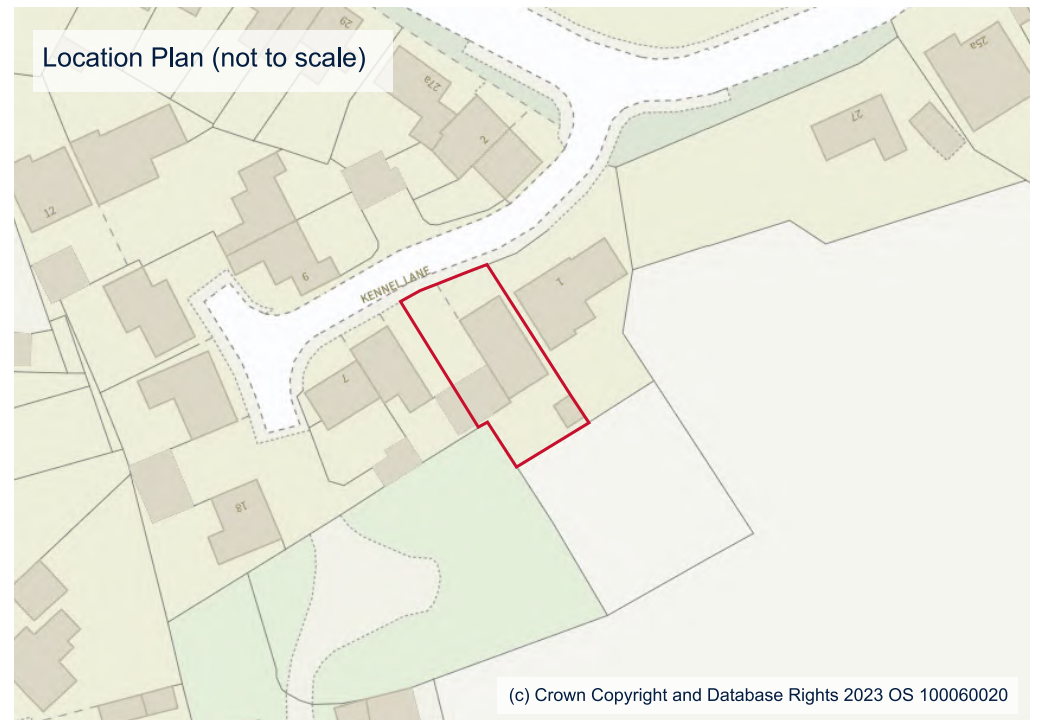
**Council Tax:** Band G    **EPC:** C

**Broadband:** Ultra Fast Broadband Available 1000Mbps

**Service Charge:** £280 p/a, payable for maintenance of drainage

### Important Notice

*Please note that these particulars are subject to the approval of the property owner. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible. Whilst every care has been taken with the preparation of these particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. Any measurements given within the particulars are approximate and photographs are provided for general information only. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property. On acceptance of an offer, prospective purchasers will need to provide identification and proof of funds in compliance with Anti-Money Laundering legislation.*



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# Kennel Lane, Paulerspury, NN12 7GA

Approximate GIA (Gross Internal Floor Area) Inc. Garage = 173 sqm (1862 sqft)

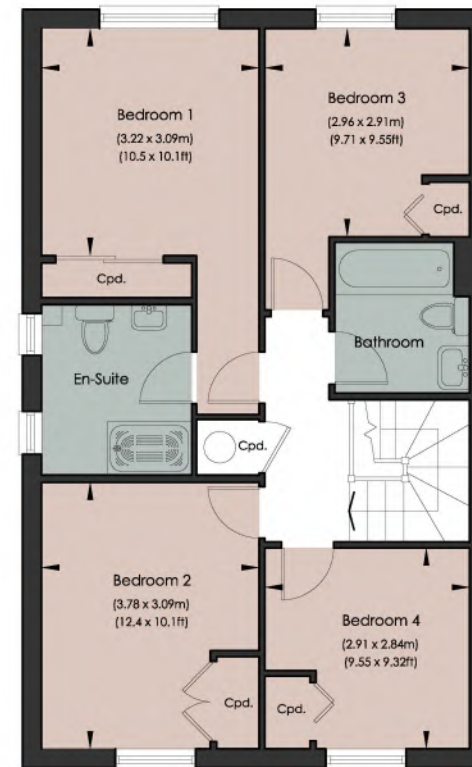


David Cosby Chartered Surveyors & Estate Agents

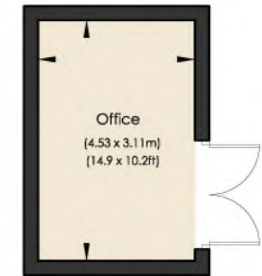
This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation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



GROUND FLOOR GIA = 111 sqm (1195 sqft)



FIRST FLOOR GIA = 62 sqm (667 sqft)



OFFICE GIA = 8 sqm (86 sqft)



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