



**HUNTERS MOON, VYSE ROAD**  
Boughton, Northamptonshire, NN2



DAVID COSBY  
ESTATE AGENTS



# Hunters Moon

Vyse Road, Boughton,  
Northampton, NN2

**£615,000 (OIRO)**

## Features

- Desirable village location
- No onward chain
- Extensive south facing landscaped gardens
- Detached property
- Four bedrooms
- Three reception rooms
- Off road parking
- Garage

## Description

Hunters Moon is a substantial family home located in extensive landscaped grounds on the edge of the highly regarded Northamptonshire village of Boughton. The spacious accommodation includes three reception rooms, kitchen, utility, cloak/shower room, four bedrooms, and family shower room. The property also benefits from off-road parking and an integral garage.



Boughton is a highly regarded and picturesque village located three miles to the north of Northampton. Described as being a Cotswold-like village; Boughton was, for 600 years, host to the largest Fair in the Midlands. Amenities within the village include a Village Hall, Pocket Park, and The Whyte-Melville Inn; a literary pub named after the former owner and sporting novelist Captain George John Whyte-Melville.

# The Property

## Entrance Hall

The recessed brick storm porch to the front elevation opens into a large entrance hall with stained oak boards and a straight flight of carpeted stairs which lead to the first-floor accommodation. Part glazed, two-panel doors lead to the main reception rooms and kitchen. A solid panelled door provides access to a useful ground floor shower/cloak room. Storage space is provided with a deep-set cupboard located adjacent to the front entrance door with shelving, clothes rail, and coat hooks.

## Sitting Room

The main sitting room is located to the front left-hand side of the property and features a two-unit double-glazed window overlooking the front garden. Stained oak floor boards have been fitted and there is a feature open flame, gas fireplace with classically styled timber surround and marble hearth. The high ceilings are finished with perimeter ovolo covings and an archway leads to the rear family room.

## Family Room

The family room has matching perimeter-stained oak floor boards with a central carpeted area. Perimeter ovolo covings have been installed and the room benefits from an abundance of natural lighting from the large, double-glazed windows and double-glazed sliding doors which open onto a patio area with steps leading down to the landscaped garden.



## Dining Room

The dining room is located to the front right-hand side of the property and has a three-unit double-glazed window overlooking the front garden. There is space for a good-sized dining table and chairs.

## Kitchen

The kitchen is located to the rear of the property with a two-unit double glazed window overlooking the landscaped rear garden. There is a range of base and wall units with a four-burner gas hob and hood with carbon filter. A built-in two-door electric Neff oven has been fitted and there is space for a dishwasher beneath the stainless-steel inset sink. Further storage space is provided by way of a large pantry which has perimeter timber shelving and a casement window providing lighting and ventilation.



## Utility

A frosted glazed door leads from the kitchen to a large utility area with wall mounted Butler sink. Part glazed doors to the front and rear of the utility area provide external access to the front and rear garden areas and a double-glazed window provides natural lighting. Plumbing and power points have been installed for washing machine, dishwasher, and fridge freezers. There is also a large wall mounted unit for storage.

## Shower room/cloak room

The downstairs cloakroom is fitted with a ceramic wash hand basin with pedestal, close couple WC and corner shower. Walls are partly finished with full height ceramic tiling and floors are finished with marble effect sheet vinyl. There is a frosted double-glazed window providing natural lighting and ventilation.



## Landing

The first-floor landing extends along the rear elevation with panelled doors leading to the main bedrooms and family bathroom. There is useful storage space with a laundry cupboard and separate hot water cylinder cupboard. A hinged ceiling hatch provides access to the partially boarded loft space and a 3 unit double glazed window overlooks the rear garden and provides natural lighting.

## Bedroom One

Bedroom one is a double bedroom, neutrally decorated with ovolo perimeter covings and features a large 3 unit double glazed window overlooking the front aspect.

## Bedroom Two

Bedroom two is a further double, dual aspect bedroom located to the left-hand side of the property with good natural lighting and a built in two-door storage unit.

## Bedroom Three

Bedroom three is a good-sized double with two separate built-in units providing ample storage space. A two-unit window overlooks the front garden.

## Bedroom Four

Bedroom four is a good-sized single room with a two-unit window overlooking the front garden and part vaulted ceilings with ovolo covings.

## Family Shower Room

Located to the right-hand side of the property, the family shower room features a frosted double glazed casement window providing natural lighting and ventilation. The room is fitted with a four-piece suite comprising a large vanity unit with clamshell wash hand basin; a contemporary close-coupled WC, bidet with chrome mixer tap; and large walk-in double shower with glass screen and chrome handrail. Walls are mainly finished with ceramic tiling or decorative aqua panels and floors are finished with marble effect ceramic tiles. Mechanical extract ventilation has been installed and there is a heated chrome ladder towel rail.



# Outside Areas

## Front Aspect

Hunters moon occupies an impressively large plot in the desirable village of Boughton. The property is set back from Vyse Road and accessed via a driveway and separate gated path through curved brick boundary walls incorporating brick piers. The driveway leads to an integral garage and provides off-road parking. The front garden is landscaped with well-tended lawns and mature shrubs and trees. There is pedestrian access to the left-hand side of site leading to the rear garden. A useful recessed brick storm porch with terracotta tile steps opens into the main entrance hall. A pedestrian door to the right-hand side utility is accessed from the front garden.

## Rear Garden

The rear garden to Hunters Moon is a beautifully landscaped space with an array of well-tended mature trees and beautiful raised stone planters. Steps lead down from the patio area to the front lawn where there is a separate gravelled patio area with space for seating and outdoor dining. There are two small timber sheds to the front right-hand side corner of the rear garden which are included within the sale.

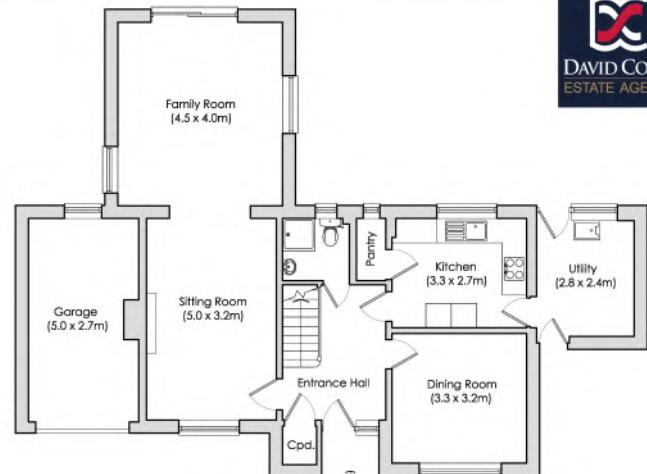


## Location

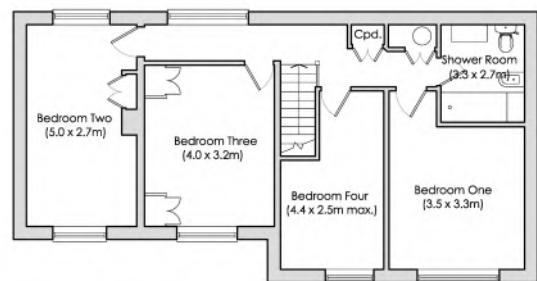
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Boughton also has a well-regarded primary School and secondary education, with school bus service, is available at the nearby Moulton School. Alternatively, private schooling can be found at nearby Spratton Hall and Pitsford.





Ground Floor GIA = 93 sqm (Inc. Garage)



First Floor GIA = 67 sqm

All measurements are approximate and for display purposes only.  
Dashed lines (if any) indicate restricted head height

APPROX. GROSS INTERNAL AREA (INC. GARAGE): 160sqm

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

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

**Council Tax:** Band F    **EPC:** Rating F

### Important Notice

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