



Riverside Manor, Horton

MICHAEL GRAHAM

An overview of Riverside Manor, Horton

A modern five bedroom detached country house with an indoor swimming pool, gated driveway parking, a triple garage and approximately 1.18 acres of landscaped gardens with river frontage and countryside views.

The property is located towards the end of The Drive which is a private no through road for residents only. Riverside Manor owns the section of the drive outside the gates and two other properties have a right of way over this section for access. A service charge of about £550 per annum is payable for upkeep of The Drive.

The property has just under 6,700 sq. ft. of versatile accommodation. The ground floor has a combination of formal rooms for entertaining and smaller, more private rooms for when a quiet space is preferred, or for working from home. Many of the rooms are linked by glazed double doors giving a good flow through the internal space, and the main reception rooms are south facing for natural light,

and have windows and doors to the rear garden giving an excellent link between the internal and external space for modern family life and entertaining. The property also has a focus on leisure with a billiard room as well as a recently installed indoor swimming pool.

The principal bedroom also faces south and has double doors to a decked balcony, two dressing rooms and a six piece en suite bathroom. There are four further bedrooms, an en suite bathroom, an en suite shower room and a family bathroom.

The property has approximately 1.18 acres of landscaped wraparound gardens with a river frontage, extensive parking and a triple garage.

 5 Bedrooms

 5 Reception Rooms

 4 Bathrooms

 2 Home Offices

 Triple Garage

 Swimming Pool



Additional Rooms:

Ground Floor:
Entrance Porch, Reception Hall, Side Hall, Kitchen/Breakfast/Dining Room, Utility Room, Second Kitchen, Two Cloakrooms, Walk-in Coat Storage

First Floor:
Landing, Two Dressing Rooms

Pool Area:
Vestibule with Kitchenette, Plant Room and Shower Room, Pool Room

Outbuildings:
Workshop, Shed, Summerhouse with Kitchen Area and Shower Room

Total Area:
7,831 sq. ft.
1.18 acres

Riverside Manor
The Drive
Horton
Northamptonshire
NN7 2AY

Ground Floor

The front door opens into a porch with a glazed door to the reception hall which has a dual aspect fireplace with an inset log burning stove, a two piece cloakroom and a walk-in coat storage area. The full turn staircase leads to the first floor via a half landing with full height windows overlooking the drive and front garden.

Principal Reception Rooms

The drawing room was originally an Orangery but the owners added a solid tiled roof and additional insulation. It measures over 32 ft. by just under 25ft. and has a vaulted ceiling, air conditioning, bi-fold glazed doors to the dining area in the kitchen/ breakfast/dining room, and triple aspect bays with doors to a courtyard garden and to a decked terrace in the rear garden overlooking the river.

The sitting room is accessed via glazed doors from the reception hall and shares the dual aspect log burning stove. It has a bay window overlooking a sunken ornamental pond in the rear garden, doors to the billiard room, and an opening to the formal dining room which also overlooks the rear garden and has double doors to the terrace.





Billiard Room and Garden Room

The billiard room has an opening to the sitting room, double doors to the hall and access to the two home offices, the utility room and the pool room. To the rear there is full width glazing including double doors to the garden. There is room for a full sized billiard table, which is available subject to separate negotiation, and wall hung cue racks and scoreboard.

The garden room is accessed via glazed double doors from the kitchen and has dual aspect full height windows and doors with views over the rear garden.

Home Offices

Both offices are accessed via the billiard room. One has windows overlooking the drive and a range of built-in cupboards and shelves spanning one wall and including a gun cupboard. The other office has dual aspect glazed windows and doors to a paved terrace in the rear garden. There is a range of built-in office furniture including cupboards, shelves and a desk.

Kitchen/Breakfast/Dining Room

The kitchen has a comprehensive range of full height, wall and base units including a larder cupboard, pan drawers, and two pull out larder units either side of a Fisher and Paykel fridge/freezer. An array of Miele appliances includes a coffee machine, three ovens, a microwave and warming drawers. The microwave and one steam oven are new. The central island has additional storage including bespoke cupboards for glasses, a breakfast bar, and a Miele grill and five ring gas hob with an extractor over. There are double sinks under a window overlooking the front of the property, and a wood block section on the island incorporates an inset circular prep sink with an Insinkerator waste disposal unit. An opening leads into a dining room which has tiled flooring, air conditioning, space for a table to seat eight, a vaulted glazed ceiling, and double doors with wing windows to a terrace in the rear garden. Another glazed door leads to a glazed corridor which has newly fitted blinds, access to the garages, and a door to the courtyard garden.

Second Kitchen and Utility Room

The second kitchen is accessed via the side hall and has a range of units, a one and a half bowl sink and drainer under a window overlooking the drive, and a fridge/freezer and a washing machine.

The utility room houses the Ideal Imax commercial gas boiler which serves the main house and is about eight years old. There is also the new fuse board for the 3 phase electricity in the property.





Swimming Pool

A glazed door from the billiard room leads to a vestibule which has a kitchenette area with a range of base units and a sink, a door to the rear garden, and a plant room which has a separate Worcester boiler to heat the pool and Calorex pumps. There is also a shower/changing room which has a walk-in shower, and a Roca WC and vanity washbasin.

Glazed double doors open to the pool room which was added four years ago and has triple aspect windows including a large bay which has doors to the lawned garden. The windows and doors have retractable fly screens to keep insects out even when the windows are open. The pool has a retractable cover and is surrounded by a non slip tiled floor with space for seating and loungers.



First Floor

The half landing has full height windows, ornate coving, and a chandelier. The stairs continue to the main landing which has a shelved airing cupboard and another built-in cupboard which is used for shoe storage.

Principal Bedroom Suite

The principal bedroom is accessed via a short passage which has inset display alcoves, a door on one side to a dressing room with built-in wardrobes, and access on the other side to a luxurious en suite bathroom which has underfloor heating, towel radiators, a bath, a walk-in shower, a WC, bidet, and twin vanity washbasins with mirrored wall cupboards above. A door opens to a second dressing room which has a window to the rear and a walk-in wardrobe. The principal bedroom has further fitted furniture and a bay to the rear with double doors to a decked balcony with views over the rear garden, river, and the countryside beyond.





Other Bedrooms and Bathrooms

There are four further bedrooms on the first floor, three doubles and a single bedroom. One of the double bedrooms has a window to the front, an arched built-in wardrobe, and a newly refitted en suite shower room. Another bedroom has two windows to the rear, a walk-in wardrobe with access to eaves storage and a newly refitted en suite which has a P-shaped bath with a shower over, a pedestal washbasin and a WC. The other double bedroom and the single bedroom both have windows to the front and share a family bathroom which has tiled flooring, and a heritage style suite with a bath, a separate shower cubicle, twin washbasins, a bidet and a WC.

Gardens and Grounds

Electric gates at the front open to a gravel driveway which provides extensive parking space and access to the house and the triple garage which has three automatic doors and access to a workshop at the rear. The rest of the front garden is mainly laid to lawn with clipped box hedge beds. The property is screened from the road by mature trees and hedges.

A path behind the garage leads to the paved courtyard garden which is surrounded by a picket fence and is planted with palm trees and hostas. The path continues to the rear garden which is a major feature of the property, faces due south, and runs down to the river at the bottom.

An extensive paved and decked terrace spans the full width of the property at the rear with ample space for seating and tables for outdoor entertaining, and a gazebo on one side of the lawn provides a sheltered area for al fresco dining. The terrace outside the sitting room has steps down to the ornamental pond which was created out of a former cellar. It has a feature fountain and a waterfall to help keep the water oxygenated. There is a second pond further down the garden accessed via a gravel path which continues down to the river frontage where there is a gravel seating area and a treehouse with a raised platform with views over the river and surrounding fields. (The treehouse has not been used for some years so may need some maintenance.) The rest of the garden has level lawns and established beds and borders. There is also a timber shed.

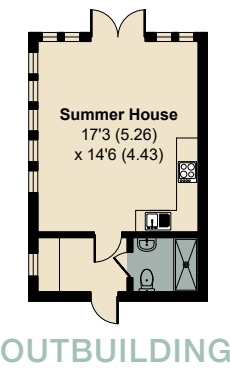
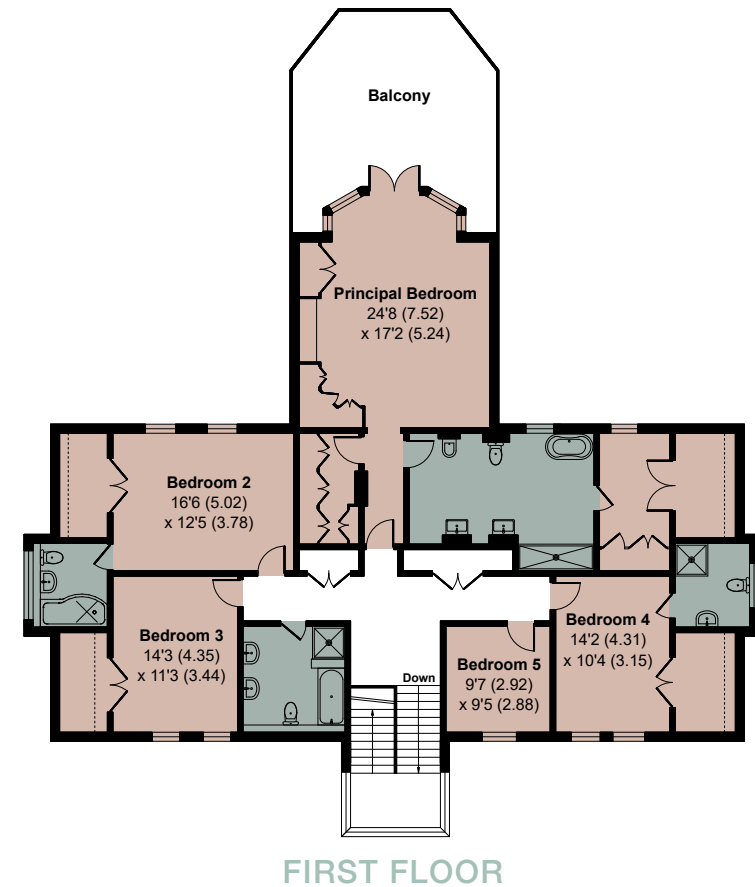
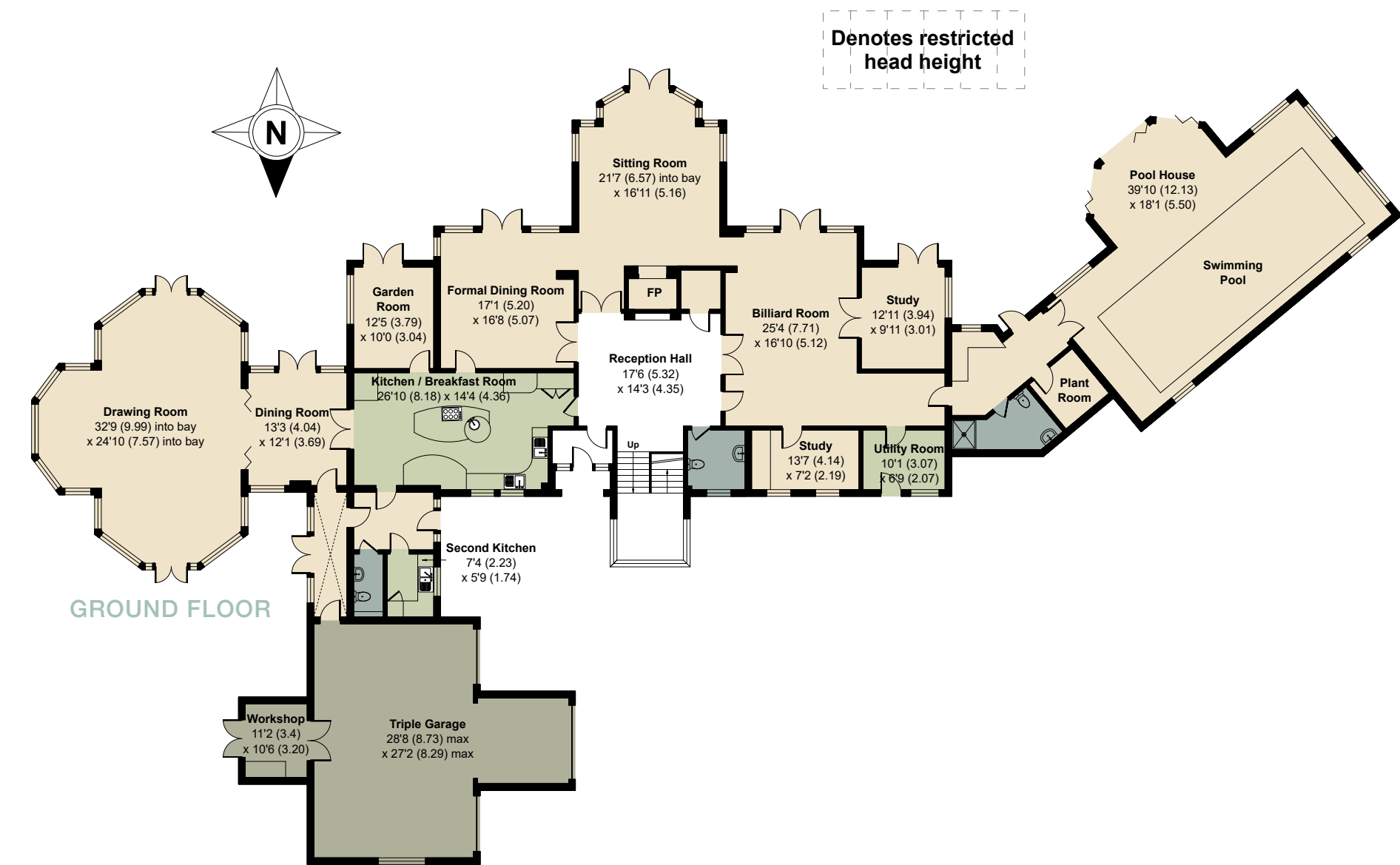




Summerhouse

A decked path on the river frontage leads to the summerhouse which is at the bottom of the garden by the river. A door at the rear opens into a hall which has a range of kitchen units with an integrated fridge, and a door to a three piece shower room. The main room has a further kitchen area with base units, an oven, a two ring induction hob, a dishwasher, and a sink. There is space for a dining table and chairs and for soft seating, and dual aspect windows and double doors to steps down to a decked terrace which is part cantilevered over the river and has space for further seating for al fresco entertaining.

Floorplan



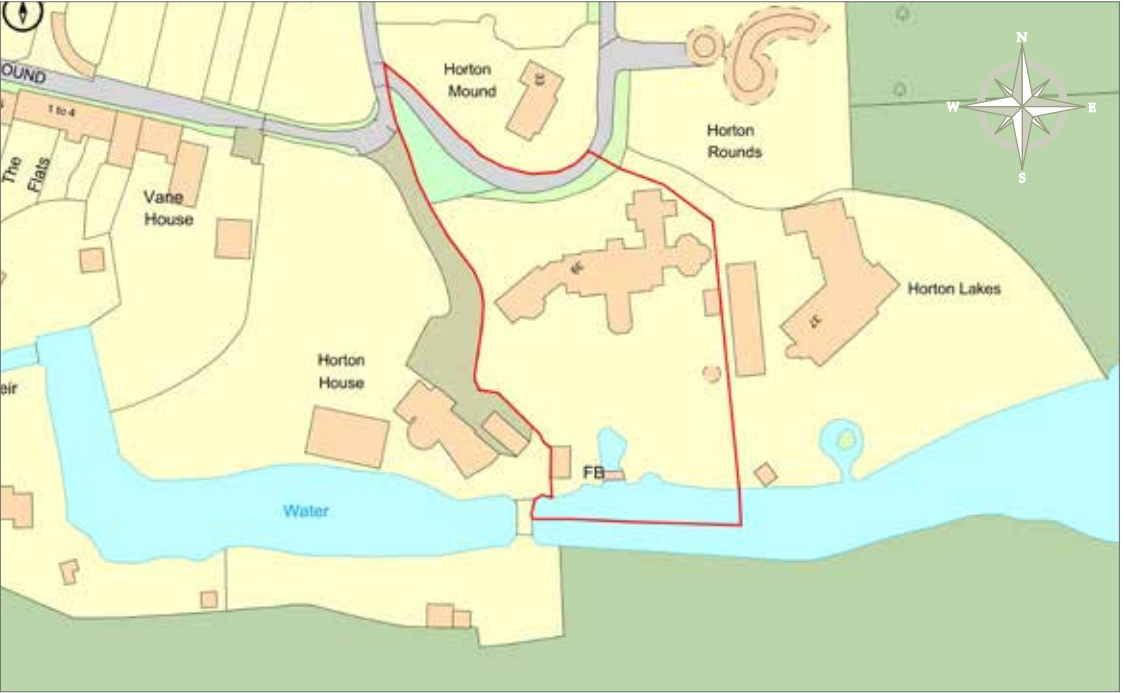
Approximate Area: 6694 sq. ft. / 621.8 sq. m.
Limited Use Area(s): 58 sq. ft. / 5.3 sq. m.
Garage: 751 sq. ft. / 69.7 sq. m.
Outbuilding: 329 sq. ft. / 30.5 sq. m.
Total: 7832 sq. ft. / 727.3 sq. m.

For identification only - Not to scale

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Situation and Schooling

Horton has a church and a local cricket pitch and pavilion. The property is only 7 minutes’ walk from the newly refurbished The French Partridge bar, restaurant, hotel and spa. Further amenities are available 1 mile away in the village of Hackleton which has a public house, a church, a newsagent, and general stores with a post office. Schools in the area include the Hackleton Church of England Primary School, with secondary education at Roade school and there is a private school, Northampton High school for Girls, within 5 miles. Transport to the Harpur Trust schools in Bedford is available from Olney which is 8 miles away



Within easy reach...



Northampton: **7 miles**
Olney: **8.7 miles**
Milton Keynes: **14.5 miles**
Oxford: **51 miles**
London: **68.9 miles**



Delapre Golf Centre: **5.6 miles**
Northampton Derngate Theatre: **7 miles**
Milton Keynes Theatre District: **15 miles**



M1 (north) junction 15: **11 miles**
M1 (south) junction 14: **12 miles**



Wellingborough School: **13 miles**
Bedford Harpur Trust Schools: **18.4 miles**
Stowe School: **22.2 miles**
Oundle School: **30 miles**



Luton Airport: **39.9 miles**
Birmingham Airport: **60.4 miles**
Heathrow Airport: **69.6 miles**



Milton Keynes Central Station: Euston: **32 minutes**
Northampton Station: Euston: **51 minutes**

DIRECTIONS

From Olney take the A509 north out of town and then at the Warrington Toll Bar roundabout take the 1st exit onto the A428. After 4.2 miles turn left onto Denton Road and then after 2.5 miles turn left onto Brafield Road and then turn left into the private road, The Drive, and the entrance to the property will be on the right after about 0.2 miles.

ADDITIONAL INFORMATION

Services: Mains Water, Gas, Electricity
Local Authority: West Northamptonshire Council
Council Tax: Band H
EPC Rating: C

These particulars are not an offer or contract, nor part of one. You should not rely on statements or information by Michael Graham in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Michael Graham has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents or sellers. The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



To arrange a viewing please contact:
Michael Graham Olney T: 01234 712424

michaelgraham.co.uk