



Lodge Park, Whittlebury, NN12 8XG



**Treetops
3 Lodge Park
Whittlebury
Northamptonshire
NN12 8XG**

Offers In Excess Of £1,000,000

Set in a highly sought-after location within the popular village of Whittlebury, this impressive detached home is presented in excellent condition throughout and offers spacious, versatile accommodation that extends to over 3,000 sq ft.

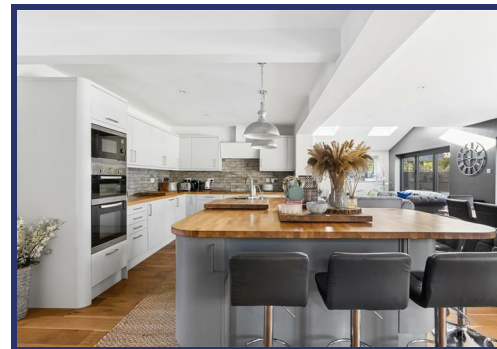
This exceptional and substantial family residence has beautifully maintained and offers an outstanding combination of space and versatility, providing an exceptional setting for modern family life.

The accommodation comprises, entrance hall, cloakroom, sitting room, dining room, large kitchen/family room, utility room, and further reception room/guest bedroom with an en-suite completing the spacious ground floor arrangement.

The first floor offers five bedrooms, three bath/showers rooms and a dressing room to the principal bedroom.

To the outside the gated entrance offers extensive driveway parking, a double garage and access to the generous rear garden.

- DETACHED RESIDENCE
- SIX BEDROOMS
- FOUR BATH/SHOWER ROOMS
- LARGE KITCHEN/FAMILY AREA
- DETACHED DOUBLE GARAGE & EXTENSIVE PARKING
- INTERNAL VIEWING RECOMMENDED





Lead In

From the moment of arrival, the property makes a striking impression with generously proportioned accommodation arranged over two floors, and thoughtfully designed to cater for both everyday living and entertaining.

The entrance hall leads to a selection of ground-floor reception spaces. A formal sitting room provides an ideal setting for quieter relaxation, while a separate family room offers a more informal environment for everyday living. The impressive dining room is perfectly suited to hosting family gatherings and special occasions, while the well-appointed kitchen forms the practical hub of the home, complemented by a separate utility room.

A particularly noteworthy feature is the substantial ground-floor guest bedroom suite, complete with its own en-suite facilities and generous wardrobe space. This versatile accommodation was created through the conversion of the property's original double garage, providing a highly practical and beautifully integrated living space.

The configuration offers considerable flexibility and could potentially be adapted to create a self-contained annex-style accommodation, subject to any necessary planning permissions and building regulations. This makes the space particularly appealing for multi-generational living, dependent relatives, extended family, guests or those seeking a degree of independent accommodation within the main residence.



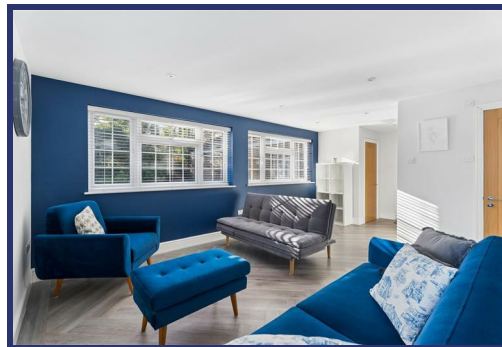
The first floor continues to provide an exceptional level of accommodation, with five well-proportioned bedrooms. The principal bedroom benefits from its own en-suite, while a further bedroom enjoys the advantage of a dedicated dressing room. Two additional bedrooms are thoughtfully served by a stylish Jack and Jill bathroom. A separate family bathroom accessed, from the landing, provides further convenience.

The property has been carefully maintained by the current owners and is presented in excellent condition throughout, allowing the new owners to enjoy its generous accommodation and exceptional versatility from the outset.

Lead Out

Outside, the property is equally impressive. A gated entrance opens on to the generous driveway which provides ample parking, together with the excellent addition of a separate double garage, offering secure parking, storage, and potential flexibility for a variety of uses.

The substantial rear garden provides an excellent private setting for outdoor entertaining, children's activities, and family enjoyment. Ample space for seating, dining and recreation.



Cost/ Charges/ Property Information

Tenure: Freehold.

Local Authority: West Northants Council

Council Tax Band: Band G.

Oil to radiator central heating.

Location - Whittlebury

Situated in the popular location of Whittlebury which is a highly regarded village situated on the Northamptonshire and Buckinghamshire border, surrounded by attractive rolling countryside. The village is particularly well known for Whittlebury Hall, which offers a luxury spa, championship golf course, and leisure facilities, all within easy walking distance of the property.

The property enjoys convenient access to a broad range of everyday amenities in nearby Towcester, including shops, schools, leisure facilities, restaurants and local services.

Excellent road connections, providing convenient access to Northampton, Milton Keynes and surrounding towns, together with major road networks including the M1 and A5. The area is therefore particularly well placed for commuters while retaining the character and community feel of a well-established market town on the doorstep.

Note for Purchasers

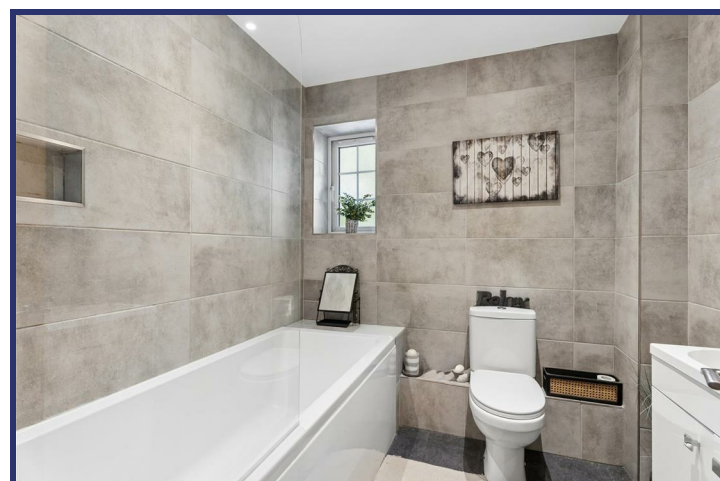
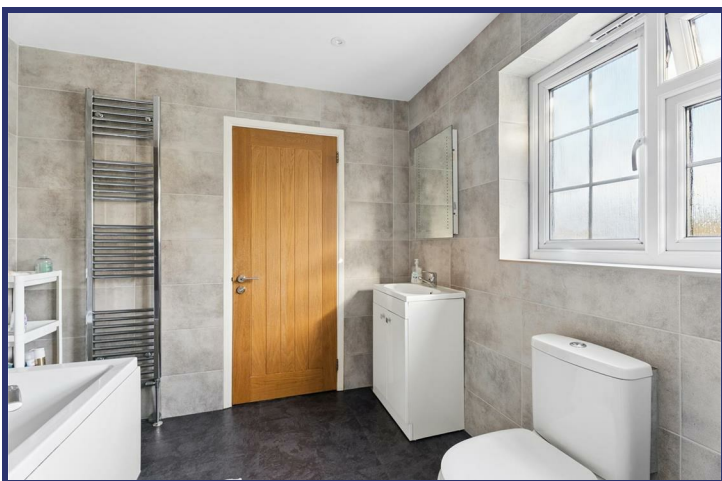
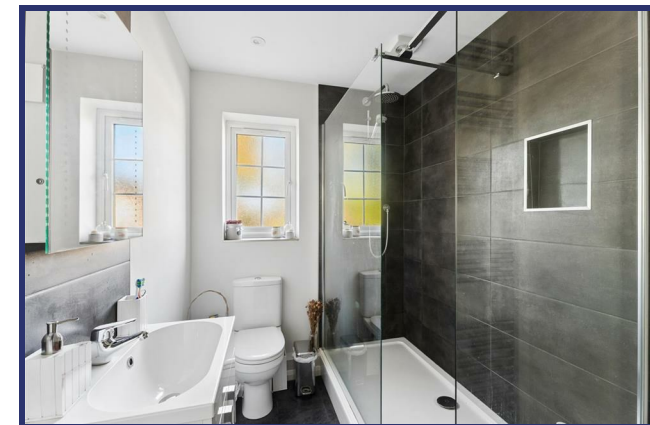
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Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

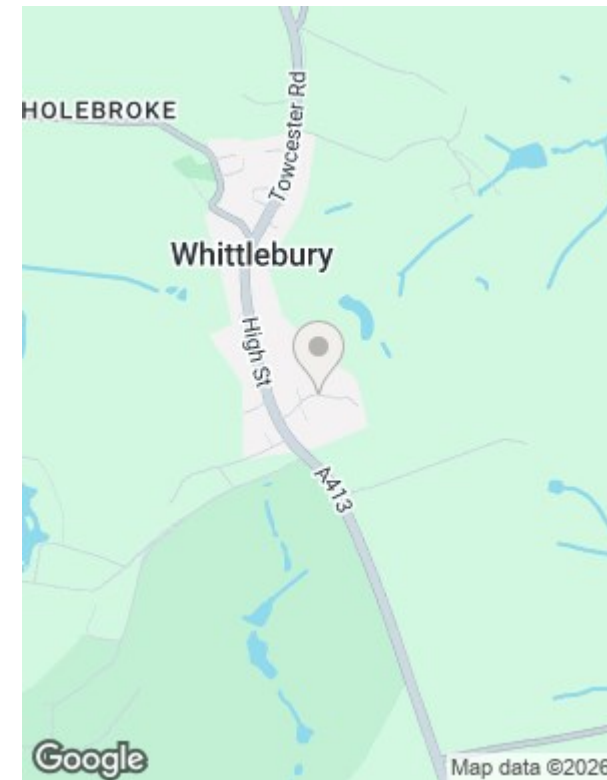
Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.





Approximate Gross Internal Area
 Ground Floor = 193.6 sq m / 2,084 sq ft
 First Floor = 95.6 sq m / 1,029 sq ft
 Garage = 29.3 sq m / 315 sq ft
 Total = 318.5 sq m / 3,428 sq ft



Viewing Arrangements

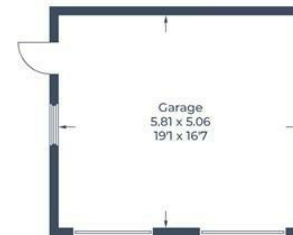
By appointment only via Carters.
 We are open 7 days a week for your convenience

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(Not Shown In Actual
Location / Orientation)



Ground Floor



First Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	78
(55-68) D	
(39-54) E	47
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

