



**FOXHILL**  
Rushden, Northamptonshire

Carter Jonas



# FOXHILL HAYWAY RUSHDEN NORTHAMPTONSHIRE NN10 6AQ

Entrance Porch · Reception Hall · Sitting Room · Study  
Kitchen/Family Room · Utility · Outside Room · Four  
Bedrooms · Three Bathrooms · Tandem Garage  
Driveway · Mature Gardens  
EPC rating E

## DESCRIPTION

Foxhill was built in the 1930s and has in recent years undergone extensive refurbishment to include new kitchen, bathrooms, double glazed sash windows, electrics, boiler and décor and now provides a beautiful family home.

Features:

- High ceilings & picture tails
- Sash windows
- Original doors

Entrance vestibule leading to reception hall. Small paned door to rear garden. Reception hall with cloakroom off comprising low level WC and vanity unit encasing wash hand basin. Travertine stone flooring and complimentary tiled walls. Understairs cupboard.

A light and spacious sitting room with casement doors and window to rear, fireplace with a modern stone surround and mantelpiece with an inset gas fire.

Snug/study with dual aspect windows overlooking the front aspect.

Fabulous open plan kitchen dining and family room with space for sofas and dining table. The kitchen is fitted with an extensive range of wall and base unit with quartz worksurfaces incorporating microwave, range cooker with

**STUNNING DETACHED FAMILY HOME, OFFERING CONSIDERABLE CHARM AND CHARACTER WITH FEATURES SYNONYMOUS WITH THE PERIOD OF CONSTRUCTION.**









extractor over and dishwasher. Space and provision for American fridge freezer. Island unit with informal breakfast seating. The family area has panelled walls, fitted cupboards in an alcove recesses and windows overlooking the rear garden.

Located off the rear lobby is a covered outside room with tiled floor, utility, store rooms and gardener's toilet.

Principal bedroom with a luxurious bathroom en suite comprising free standing roll top bath, large walk in shower enclosure, twin wash hand basins encased in ornate vanity unit, low level WC and tiled floor with underfloor heating.

Guest bedroom with fitted wardrobes and shower room en suite comprising Quadrant shower, wall hung vanity unit encasing wash hand basin, low level WC, complimentary wall and floor tiling. Designer chrome towel radiator and underfloor heating.

Two further double bedrooms share the shower room comprising a large walk in shower, vanity wash hand basin and low level WC. Complimentary wall and floor tiling and underfloor heating.

### **OUTSIDE**

The property has a generous mature frontage with a sweeping in/out driveway with mature trees, borders and lawn. Rear garden with raised entertaining terrace, lawn area, and mature trees. Tandem garage with electric door.

### **LOCATION**

Rushden is a market town close to the hugely popular Rushden Lakes a premier shopping and leisure destination with shops, restaurants and cinema.

State primary and secondary schooling is well served in the area and private education establishments include Wellingborough School and the Harper Trust Independent Schools in Bedford.

Good communication links to the A45, A509 and A6 as well as mainline train line services from Wellingborough and Bedford.









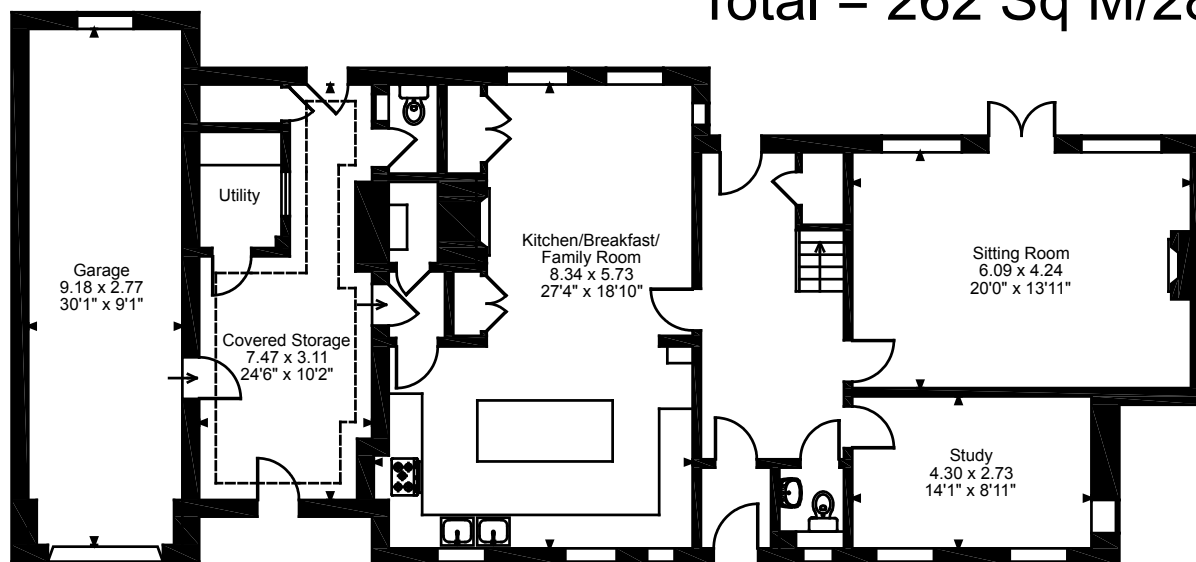
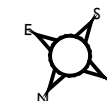
# Foxhill, Hayway, Rushden, Northamptonshire

Approximate Gross Internal Area

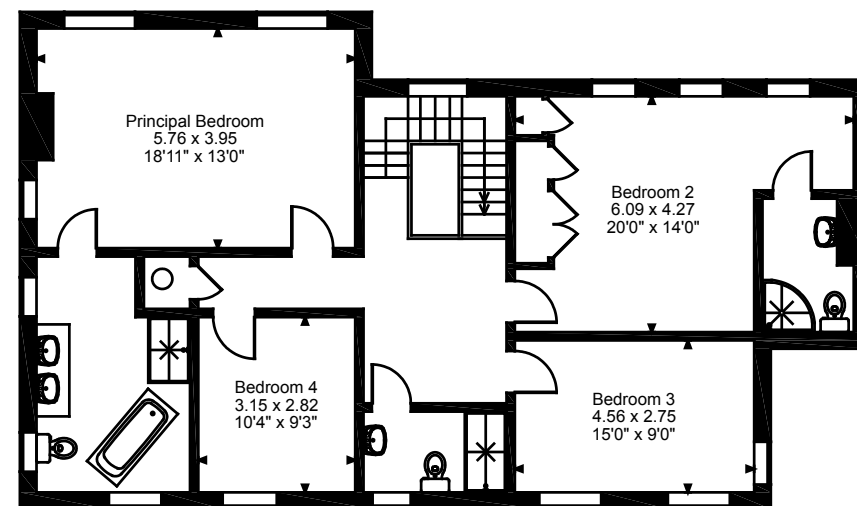
Main House = 236 Sq M/2540 Sq Ft

Garage = 26 Sq M/280 Sq Ft

Total = 262 Sq M/2820 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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