



Browns Cottage

Northampton Road | Lavendon | Olney | MK46 4EZ

Price Guide £320,000

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Nestled on Northampton Road in the picturesque village of Lavendon, this CHARMING period cottage is a true gem. Completely refurbished throughout, it boasts a STUNNING extension that enhances its character while providing modern comforts.

The property is PERFECT for relaxing or entertaining guests. With an EXTENDED and beautifully presented open plan lounge/dining/ kitchen area and two bedrooms, this cottage offers the modern comforts with ample CHARM and character ideally situated in a peaceful retreat. The shower room has been thoughtfully designed to provide both style and functionality. The cottage's UNIQUE CHARM and character make it a one-of-a-kind opportunity for anyone looking to embrace the tranquil lifestyle that Lavendon has to offer.

With its blend of traditional features and contemporary updates, this property is sure to appeal to those who

- STUNNING CHARMING COTTAGE
- EXTENDED
- TERRACED
- UPSTAIRS SHOWER ROOM
- SUPERB LOCATION
- COMPLETELY REMODELED INSIDE AND OUT
- TWO BEDROOMS
- 24ft OPEN PLAN LIVING SPACE
- GARDENS
- MUST BE VIEWED/NO UPWARD CHAIN

LOUNGE/DINER/KITCHEN

24'6 x 12'2 (7.47m x 3.71m)

Open plan living, brick built fireplace with wood burning stove and solid stone hearth. door to front, double glazed window with fitted shutters to front aspect, oak flooring, solid wood beams to ceiling with feature part stone to wall, inset spot lighting, concealed wall mounted boiler, further built in cupboard, ceramic hob with oven under and and extractor over, base and wall mounted units, butler sink, integrated dish washer, washing machine, and fridge freezer, bifold doors to rear and orangery allowing further natural light.



A charming extended and beautifully remodeled character cottage, Ideally positioned with superb access to Bedford, Olney and Northampton.



LANDING

Feature stone wall with beams to ceiling, access to loft void, doors to main rooms.

BEDROOM 1

11'10 x 7'5 (3.61m x 2.26m)

Double glazed window with fitted shutters to front aspect beams to walls and ceiling.

BEDROOM 2

7'7 x 7'1 (2.31m x 2.16m)

Double glazed window with fitted shutters to rear aspect, beams and walls to ceiling, built in wardrobe and cupboard.

SHOWER ROOM

5'6 x 5'1 (1.68m x 1.55m)

Three piece suite comprising, shower, low level WC, vanity wash hand basin, oak flooring, double glazed window with fitted shutters to rear, wood beams to ceiling.

FRONT GARDEN

Gated front access, wood panel fence surround, pathway leading to front door.

REAR GARDEN

Laid to patio, flower and shrub borders, wood panel fence surround, water tap, gated rear access.

PARKING

There are two parking spaces to the rear of the property which have been negotiated with a near by neighbor by separate negotiation.

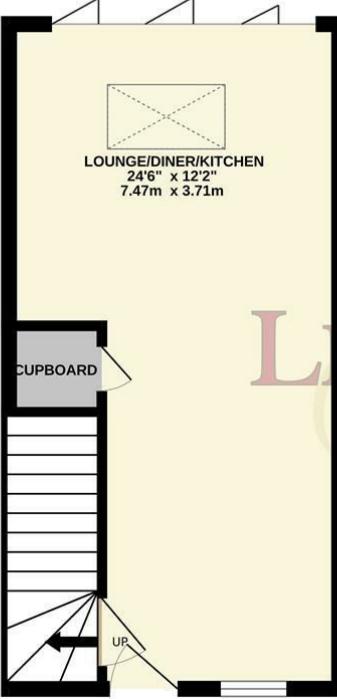
TENURE FREEHOLD

TAX BAND

B



GROUND FLOOR
298 sq.ft. (27.7 sq.m.) approx.



LOUNGE/DINER/KITCHEN
24'6" x 12'2"
7.47m x 3.71m

CUPBOARD

UP

1ST FLOOR
273 sq.ft. (25.4 sq.m.) approx.



SHOWER ROOM
5'6" x 5'1"
1.68m x 1.55m

WARDROBE

WARDROBE

BEDROOM 2
7'7" x 7'1"
2.31m x 2.16m

BEDROOM 1
11'10" x 7'5"
3.61m x 2.26m

LANDING

UP

DOWN

TOTAL FLOOR AREA: 571 sq.ft. (53.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(70-80)	C	
(55-69)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

302 Ampthill Road
Bedford
Bedfordshire
MK42 9QS
01234 866499
info@leporeadandco.co.uk
www.leporeadandco.co.uk