

**120 Sywell Road
Overstone
NORTHAMPTON
NN6 0AQ**

Guide Price £575,000



- **FOUR BEDROOM PERIOD COTTAGE**
- **BLENDING ORIGINAL CHARACTER WITH MODERN LIVING**
- **SOUGHT AFTER VILLAGE OF OVERSTONE**
- **NOT LISTED OR IN A CONSERVATION AREA**

- **BEAUTIFULLY RESTORED AND THOUGHTFULLY EXTENDED**
- **SUPERB OPEN-PLAN KITCHEN/DINING/FAMILY ROOM**
- **APPROXIMATELY 0.4 ACRES OF MATURE GARDEN**
- **ENERGY EFFICIENCY RATING: D**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A charming four bedroom period cottage that has been beautifully restored and thoughtfully extended, blending original character with modern living and set in the sought after village of Overstone, This stunning stone built home offers versatile living space, a superb open plan kitchen/dining/family room, off road parking, a garage, carport and picturesque cottage style gardens.

The ground floor comprises a welcoming split level entrance hall with exposed stone walls, leading to a cosy sitting room with an open fireplace and the heart of the home a spacious, open plan kitchen/dining/family room. This area features vaulted ceilings with exposed beams, stone walls and a fireplace with a wood burner, complemented by beautifully crafted country style units. A utility room, cloakroom/WC and luxurious family bathroom complete the ground floor. Upstairs, the principal bedroom offers tranquil garden views, fitted wardrobes and a private shower enclosure. Two additional double bedrooms both with fitted wardrobes are located on this floor, with a delightful fourth bedroom nestled in the eaves.

The exterior boasts approximately 0.4 acres of mature gardens, designed in a charming cottage style. The front garden includes flower beds, a gravelled driveway and access to the garage and carport. The rear garden offers a tranquil escape with patio areas, a pergola, and low maintenance landscaping, perfect for relaxing or entertaining.

Welcombe Cottage is a rare opportunity to own a quintessential period home that seamlessly combines historic charm with contemporary living. Viewing is highly recommended to fully appreciate the quality and character of this exceptional property.

Ground Floor

Entrance Hall

The split level entrance hall provides a warm and inviting first impression, featuring exposed stone walls and ample natural light. This area sets the tone for the property, blending period charm with a sense of spaciousness.

Sitting Room

12'1" x 11'11" (3.7m x 3.65m)

The cosy sitting room is a perfect retreat, showcasing an open fireplace and a wealth of character. With views of the front garden and a calming ambiance, this room is ideal for relaxation or entertaining.

Open Plan Kitchen/Dining/Family Room

40'6" x 10'8" (12.35m x 3.27m)

The heart of the home, this open plan space has been thoughtfully extended into former outbuildings, creating a stunning multi functional area. The kitchen is fitted with beautifully crafted country style units, while the family and dining areas feature exposed beams, stone walls, and a wood burning fireplace, offering a blend of rustic charm and modern convenience.

Utility Room

The utility room is a practical addition, providing extra storage and laundry facilities. Designed for convenience, it complements the overall functionality of the home.

Cloakroom/WC

A neatly appointed cloakroom/WC is located on the ground floor, offering added convenience for family and guests.

Bathroom

The luxurious ground floor family bathroom is beautifully fitted with modern fixtures and elegant finishes, ensuring a relaxing and tranquil space for unwinding.

First Floor

Bedroom One

12'0" x 11'4" (3.67m x 3.47m)

The principal bedroom overlooks the charming gardens and features fitted wardrobes and a private shower enclosure, combining style with functionality for a peaceful retreat.

Bedroom Two

11'11" x 8'1" maximum (3.65m x 2.48m maximum)

The second bedroom is a generously sized double room, filled with ample natural light. It features a fitted wardrobe and its neutral decor and inviting atmosphere make it an ideal space for family or guests.

Bedroom Three

8'11" x 8'10" (2.72m x 2.70)

Offering flexibility for use as a bedroom, home office, or hobby space, this room features a fitted wardrobe. It retains the cottage's period charm while providing a comfortable and functional environment.

Second Floor

Bedroom Four

12'1" x 7'7" maximum (3.7 x 2.33m maximum)

Nestled in the eaves, the fourth bedroom is a delightful and versatile space. With its cosy ambiance and unique features, it is well suited for a child's room, study, or guest accommodation.

Externally

Gardens

The gardens are a highlight of the property, offering approximately 0.4 acres of beautifully designed cottage style landscaping. The front garden includes a gravelled driveway, flower beds, and access to the garage and carport, while the rear garden provides a private retreat with patio areas, a pergola, and low maintenance planting.

Garage and Carport

The detached garage and carport provide secure off road parking and additional storage space, enhancing the practicality of the property.

Location

Set in the highly desirable village of Overstone the property benefits from proximity to local amenities; including a village shop, primary school, Overstone Golf Course, and scenic woodland walks. Conveniently located near Northampton, Wellingborough, and Kettering, all with mainline train links to London, as well as excellent road access to the A45, A14, and M1.

Agents Notes

West Northamptonshire Council
Council Tax Band: D









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 operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		64
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.