



14 Gayton Road, Eastcote, Northamptonshire, NN12 8NG

HOWKINS &
HARRISON

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Eastcote,
Northamptonshire, NN12 8NG

Guide Price: £455,000

A beautiful, Grade II listed thatched stone cottage situated in the picturesque south Northamptonshire village of Eastcote. Full of charm and original features, the cottage offers three spacious bedrooms, two bathrooms, sitting room, dining room and kitchen, with a mature garden at the rear.

Features

- Grade II listed cottage
- Many original features
- Master bedroom with en-suite
- Two further bedrooms
- Family bathroom
- Sitting room
- Dining room
- Kitchen
- Mature rear garden
- Outbuildings



Location

Eastcote is a small village with a public house (which is also a brewery) and is situated approximately 4 miles north of Towcester annexed to the parish of Pattishall situated in the pretty South Northamptonshire countryside. The parish village of Pattishall boasts a church, parish hall, primary school with pre-school and nursery, a large playing field with football, cricket and tennis facilities with play equipment, two further play areas, a restaurant, and a variety of groups and societies. A fish & chip van, mobile library and mobile butcher visit the village on a weekly basis. Eastcote has an active scout group and a clay pigeon shooting club.

There is good access to the main arterial roads including M1 motorway at junction 15a, the M40 and A43 with train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 minutes and 1 hour respectively.

Local amenities can be found at either Greens Norton, Silverstone or Towcester, all having doctors surgeries with a number of dentists in Towcester.



Ground Floor

Enter via solid oak front door, into a refurbished kitchen, leading into the sitting room complete with a beautiful open inglenook fireplace, with a separate dining room.

First Floor

Two spacious bedrooms and a family bathroom.

Second floor

Master bedroom with vaulted ceiling and exposed beams, complete with fitted wardrobes and an en-suite.





Outside

To the rear of the property, there is a delightful garden, mostly laid to lawn with flower and shrub borders, as well as a patio area and a large brick built outbuilding.



Agents Note

A pedestrian right of way exists in favour of the owners of No.16 across the rear garden and down the driveway to the side of No.14. We understand this is currently used once a week to put out and retrieve the wheelie bins.





Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact 01327 353575.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

The following services are connected to this property: electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, and drainage services. Oil central heating.

Local Authority

West Northamptonshire Council – 0300 126 7000

Council Tax Band – D

EPC

This property is Grade II listed therefore EPC information is not required.

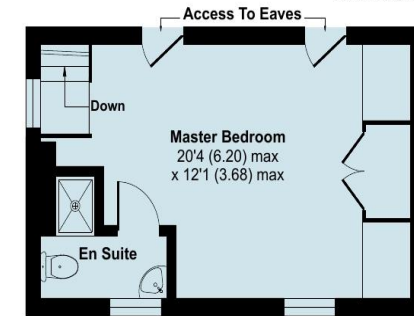
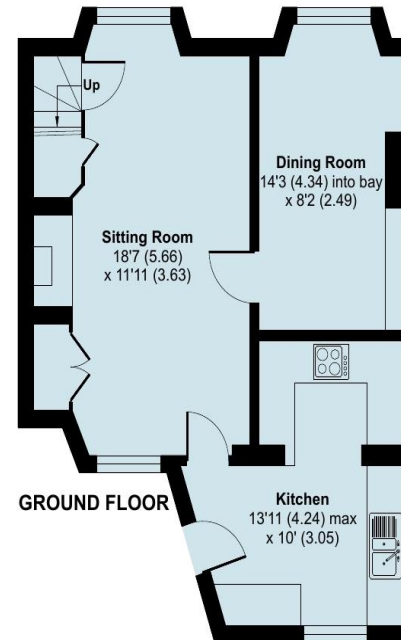
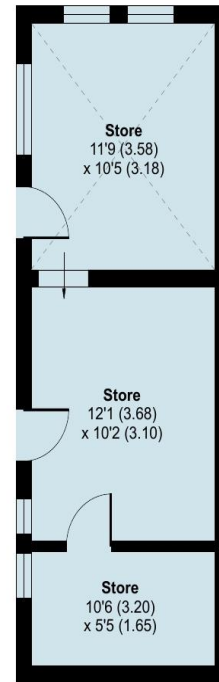
Gayton Road, Eastcote, Towcester, NN12

Approximate Area = 1125 sq ft / 104.5 sq m

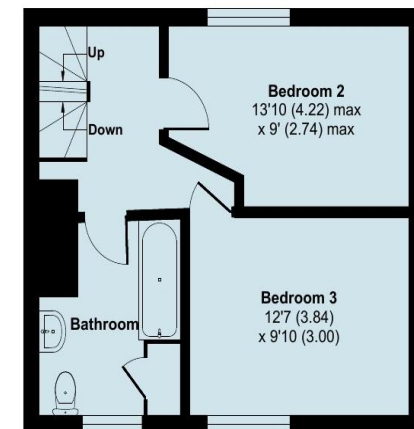
Outbuilding = 313 sq ft / 29 sq m

Total = 1438 sq ft / 133.5 sq m

For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rnichecom 2024. Produced for Howkins & Harrison. REF: 1087895

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.