



Oakbeams, 42 High Street, Blisworth, Northamptonshire, NN7 3BJ

HOWKINS &
HARRISON

Oakbeams, 42 High Street,
Blisworth, Northamptonshire
NN7 3BJ

Guide Price: £385,000

Oakbeams is a delightful Grade II listed cottage set in the heart of the village of Blisworth. Full of original features and charm the cottage is presented in excellent condition throughout and offers two bedrooms, two reception rooms, kitchen, bathroom, and an enclosed cottage garden along with driveway parking.

Features

- Grade II listed cottage
- Character features throughout
- Village location
- Two bedrooms
- Two reception rooms
- Kitchen
- Bathroom & separate WC
- Enclosed cottage garden
- Driveway parking



Location

The village of Blisworth is situated approximately six miles south of Northampton town centre. Local amenities include a shop, post office, doctor's surgery, excellent pre-school playgroup, nursery, primary school and The Royal Oak Public House. There is also a Baptist chapel and a Church of England parish church. The Grand Union canal runs through Blisworth which is lovely for walks.

Road communications are excellent with access to the A43 to Oxford, Junction 15a of the M1 and access to the A508 and Junction 15 of the M1. Train stations can be found at Northampton and Milton Keynes offering services to London Euston.

Sporting activities in the area include golf at Whittlebury Hall & Woburn, sailing at Caldecotte Lake, watersports at Willen Lake, indoor skiing and snowboarding at the Snozone, Milton Keynes, and of course motor racing at the world famous Silverstone race circuit!



Ground Floor

Entrance hall, kitchen with a range of fitted units and integrated oven and hob, dining room with an inglenook fireplace, sitting room with open fireplace and a ground floor bathroom with separate WC.

First Floor

Two good size double bedrooms.

Outside

The property sits on the High Street towards the centre of the thriving village of Blisworth and is approached over the tarmac driveway offering parking for one vehicle. A gate leads into the cottage garden which has been thoughtfully planted and is enclosed on all sides. There is a useful garden shed with a patio seating and entertaining area adjacent to the property. The property is entered from the garden.

Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact Tel: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: gas, 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, gas and drainage services.

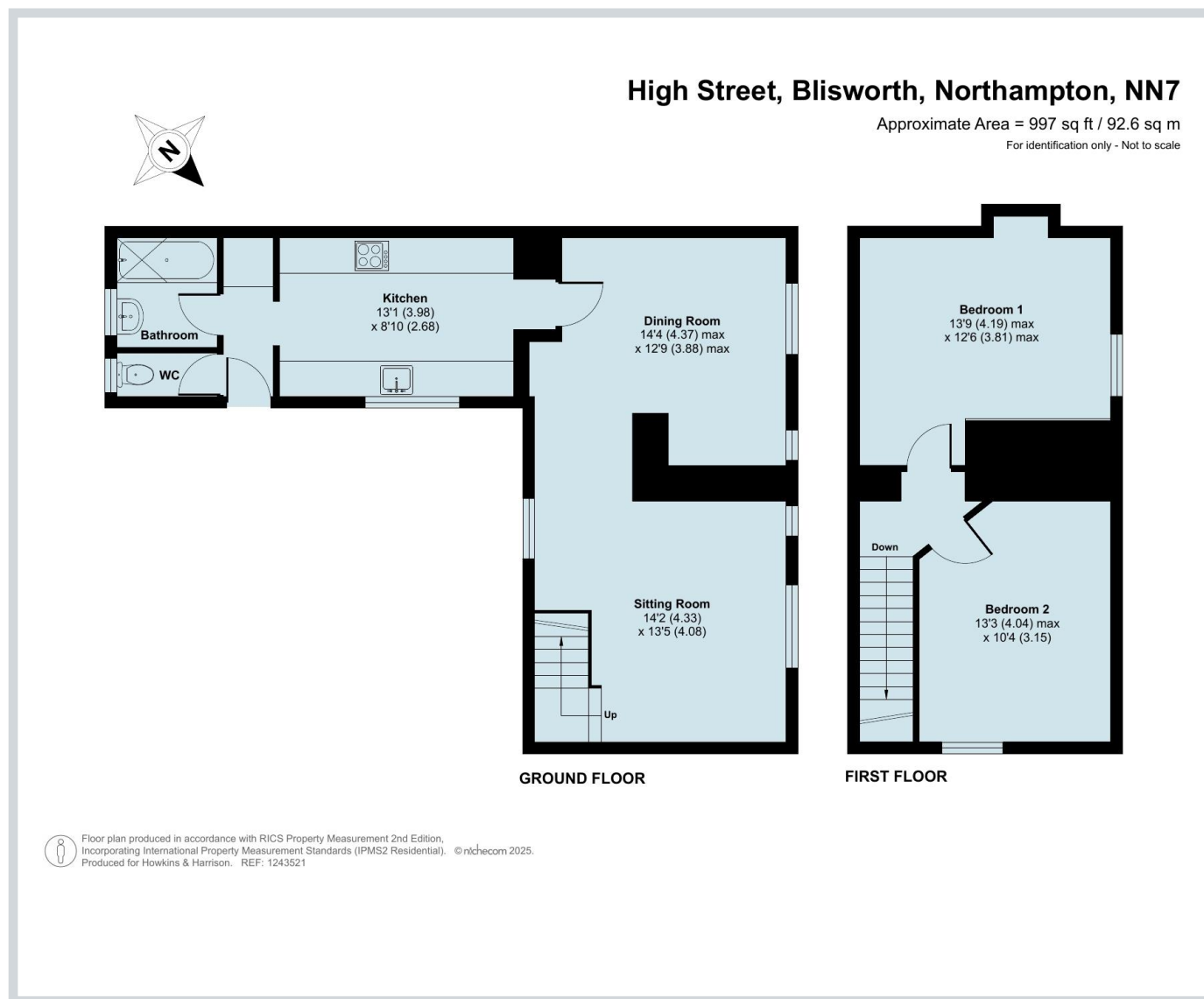
Local Authority

West Northamptonshire Council – Tel:0300- 1267000.

Council Tax Band – D

EPC

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



Howkins & Harrison

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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.



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