



Sunnyside, 8 High Street, Gayton, Northamptonshire, NN7 3HD

HOWKINS &
HARRISON

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Offers in excess of: £480,000

Charming and full of character, this detached cottage has been sympathetically updated and retains many of its original features. Offering three reception rooms, and three bedrooms, along with a double garage, this south facing property aptly named 'Sunnyside' sits in the centre of the delightful village of Gayton and is beautifully presented throughout.

Features

- Detached character cottage
- Sought after village location
- Three reception rooms
- Three bedrooms
- Family bathroom
- Recently updated kitchen
- Secluded south facing garden
- Double garage
- Off road parking
- Energy rating – D



Location

The pretty village of Gayton is situated about five miles south west of Northampton town centre, about two miles from the A43, Oxford Road (leading to the M40) which can be joined through the village of Blisworth. Amenities in the village include primary school, parish church, village hall, playing fields, and a public house. The Grand Union Canal passes close by. Road communications are excellent with Junction 15A of the M1 motorway being approximately three miles distant beyond which is the Sixfields Leisure Centre area where there is a multiplex cinema, supermarket and restaurants. Train stations can be found at Northampton and Milton Keynes offering services to London Euston.



Ground Floor

Entrance porch, dining room with open fire and stone mantle, snug, sitting room with open fire and stone mantle, recently re-fitted kitchen with a range of bespoke units and integrated appliances. There is underfloor heating in the kitchen and a door opens into the garden.

First Floor

A recently fitted oak staircase leads up to three good size bedrooms and a family bathroom.

Outside

The property is approached via a walled front garden and driveway which leads on to the detached double garage. A gate leads to the rear garden which is mostly laid to lawn with raised beds and mature shrubs and has a patio area. The south facing garden is enclosed by a fence on three sides.

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.

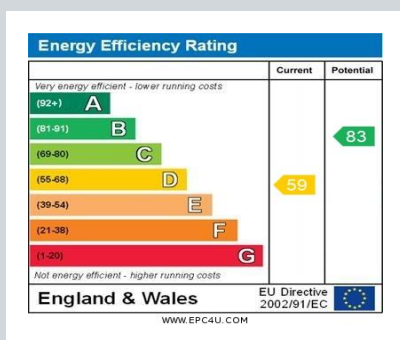
Services

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 - E



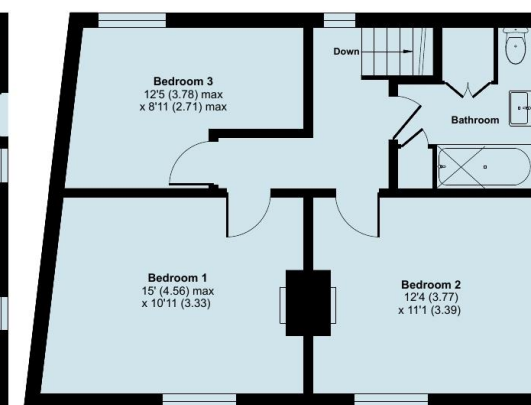
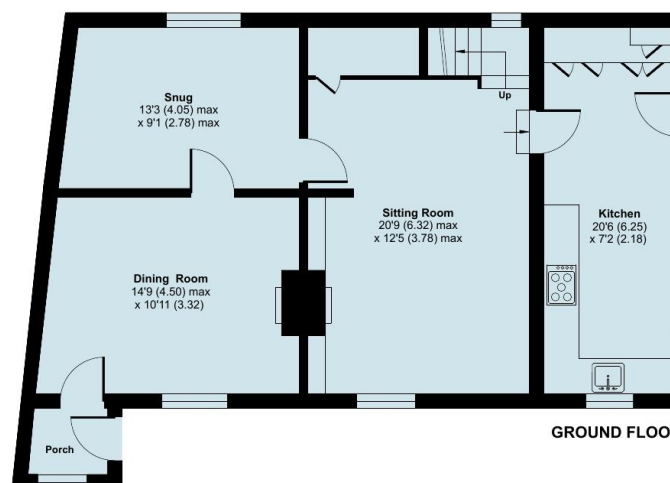
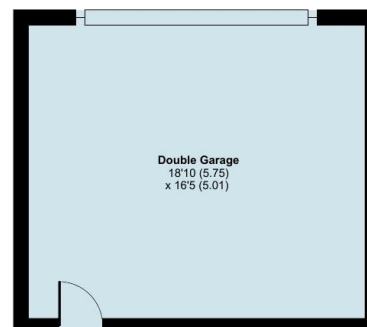
High Street, Gayton, Northampton, NN7

Approximate Area = 1273 sq ft / 118.2 sq m

Garage = 310 sq ft / 28.7 sq m

Total = 1583 sq ft / 146.9 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Howkins & Harrison. REF: 1265134

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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.