



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

HOWKINS &  
HARRISON



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

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.

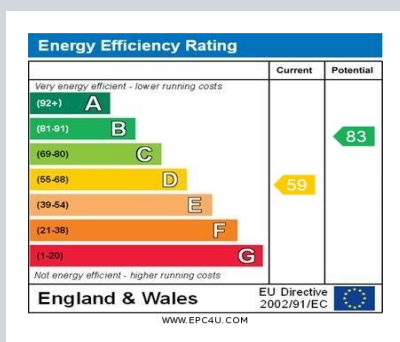
## Services

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



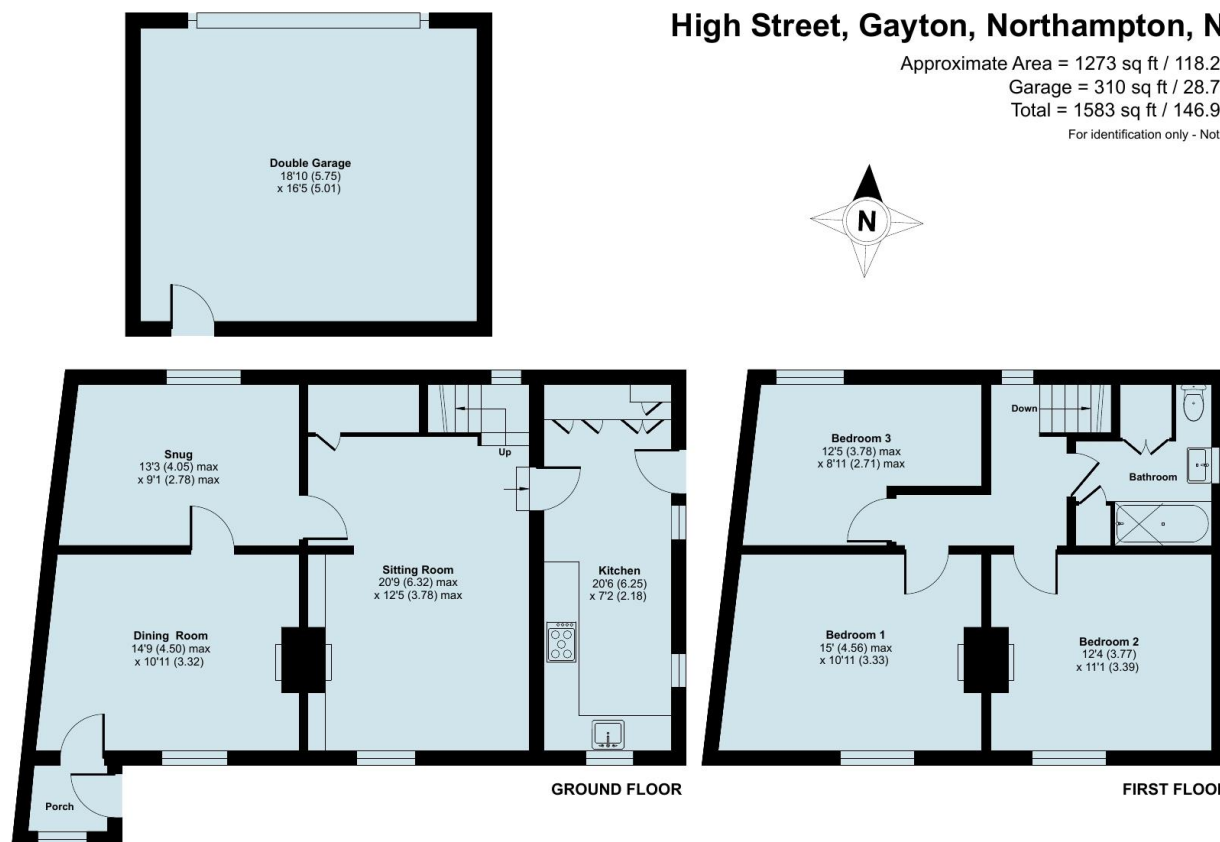
## High Street, Gayton, Northampton, NN7

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



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

## Howkins & Harrison

98a Watling Street, Towcester, Northamptonshire NN12 6BT

Telephone 01327 353575  
Email [property@howkinsandharrison.co.uk](mailto:property@howkinsandharrison.co.uk)  
Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)  
Facebook HowkinsandHarrison  
Twitter HowkinsLLP  
Instagram HowkinsLLP



rightmove  
find your happy



This document is made from fully recyclable materials.  
We are working on ways to move all of our products to recyclable solutions.