



The Cottage, King Street, Maidford, Northamptonshire, NN12 8HQ

HOWKINS &
HARRISON

The Cottage, King Street
Maidford, Northamptonshire
NN12 8HQ

Guide Price: £325,000

This delightful, stone-built, Grade II Listed cottage is situated within sought after village of Maidford. Dating back to the 1600's, the semi-detached cottage retains many original features and charm, and includes two bedrooms, a bathroom, sitting room with inglenook fireplace, kitchen/dining room, and a beautiful cottage garden.

Features

- Grade II Listed
- Northamptonshire stone cottage
- Village location
- Many original features
- Two bedrooms
- Bathroom
- Sitting room
- Inglenook fireplace
- Kitchen/dining room
- Cottage garden



Location

Maidford is a delightful rural village with a parish church and village hall approximately 6 miles North West of Towcester. There is good access to the A5, A43, M1 and M40. Train stations at Milton Keynes, Northampton and Long Buckby offer services to London Euston with journey times of around one hour.

Sporting activities in the area include golf at Whittlebury Hall and Silverstone, sailing at Draycote Water, Pitsford and Hollowell Reservoirs, and of course motor racing at the world famous Silverstone race circuit.



Ground Floor

The original oak front door opens into the sitting room complete with an inglenook fireplace and wood burning stove. The kitchen/dining room is fitted with bespoke cabinetry, to include an integrated dishwasher, washing machine and fridge/freezer, plus a Heritage oil fired range cooker, which acts as the central heating boiler feeding radiators throughout.

First Floor

Master bedroom with useful storage cupboard, a further bedroom and a bathroom, featuring a free-standing roll top bath.

Outside

The property is situated in the centre of the village of Maidford and is approached by steps leading to the front door. At the side of the property, is a gate leading to the garden, accessed over the neighbouring driveway. To the rear of the property, the beautiful cottage garden is enclosed on all sides, mostly laid to lawn with mature shrub borders, and a gravel path leading to a seating area.

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.

Local Authority

West Northamptonshire Council – 0300 126 7000

Council Tax Band – C

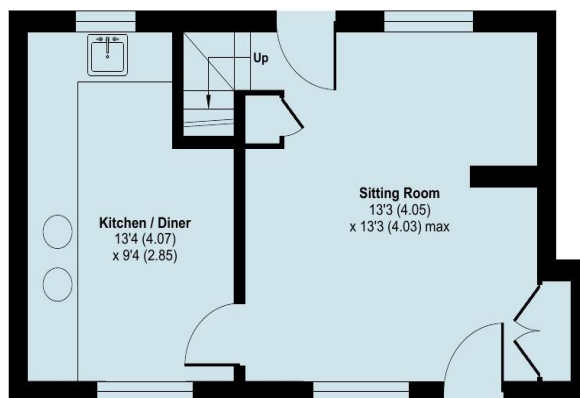
Energy Performance Certificate - This property is Grade II listed therefore EPC information is not required.



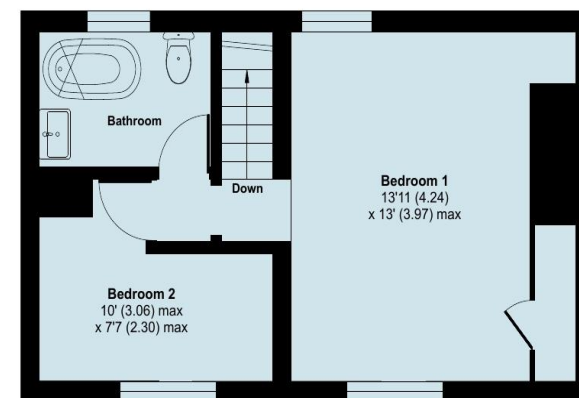
King Street, Maidford, Towcester, NN12

Approximate Area = 656 sq ft / 60.9 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). © nichcom 2024. Produced for Howkins & Harrison. REF: 1220172

Howkins & Harrison

98a Watling Street, Towcester, Northamptonshire NN12 6BT

Telephone 01327 353575
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

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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