



Chapel Cottage, Caldecote, Northamptonshire, NN12 8AG

HOWKINS &  
HARRISON



## Chapel Cottage, Caldecote, Northamptonshire, NN12 8AG

Guide Price: £650,000

This delightful and deceptively spacious cottage full of character and charm, is set in the village of Caldecote and is within easy reach of all the amenities on offer in Towcester. Enjoying views across the fields that the property backs onto, this beautifully presented cottage benefits from a spacious kitchen/dining room with bifold doors leading out onto the patio and garden, a cosy living room with a wood burner and a study. The first floor has three double bedrooms (one en-suite) along with a large family bathroom, with an additional en-suite bedroom on the second floor. The property enjoys off road parking and a single garage.

### Features

- Character cottage
- Open countryside views
- Master bedroom en-suite
- Bedroom two en-suite
- Two further double bedrooms and family bathroom
- Kitchen/dining room
- Utility room
- Garden studio/home office
- Single garage and driveway parking
- Energy rating F





## Location

Caldecote is a hamlet in Northamptonshire about 1 mile north of Towcester and 7 miles from Northampton between the A5 to the west and the A43 to the east. The nearby village of Tiffield has a primary school which is now linked with the schools at Gayton, Stoke Bruerne and Whittlebury to form the Forest Federation. Most pupils who leave the school progress to Sponne School in Towcester. In Tiffield there is a church, a pub, a pocket park and a playing field.

The nearby market town of Towcester has many amenities including shops, bars and restaurants, primary and secondary schools, doctor and dentist surgeries and a leisure centre.

There is good access to the main arterial roads including the M1 motorway at junction 15a, the M40, A5 and A43 with train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 30 minutes and 50 minutes respectively.

Sporting activities in the area include rugby, hockey, tennis, netball and cricket at the nearby Towcesterians Sports Club, golf at Silverstone and Whittlebury Hall, sailing at Draycote Water, Pitsford and Hollowell



Reservoirs, and of course the world famous motor racing at Silverstone.

## Ground Floor

Set in the centre of Caldecote, the property is approached by a driveway offering parking and leading to the garage, the garden, and to the front door which opens into the charming kitchen/dining/family room complete with flagstone floor and an Aga. Bi-fold doors lead to the terrace and garden beyond. There is a sitting room complete with wood burner, study/family room, cloakroom, and a useful utility/boot room.

## First Floor

The master bedroom boasts an en-suite, there are two further bedrooms and a well appointed family bathroom with a roll top bath.

## Second Floor

Spacious bedroom boasting an en-suite.











## Outside

To the rear of the cottage is a beautifully maintained and mature garden mostly laid to lawn and thoughtfully planted with a range of flowers, shrubs and trees and enjoying views over open meadows. There is a delightful patio seating area off the kitchen/dining room and a studio/home office with power connected.







## Viewing Arrangements

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

## Fixtures and Fittings

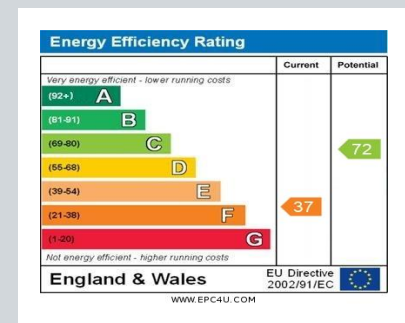
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

The following services are connected to this property: 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 services. Note: Heating/hot water is serviced by means of an oil fed boiler.

Tenure: Freehold

Local Authority: West Northamptonshire Council



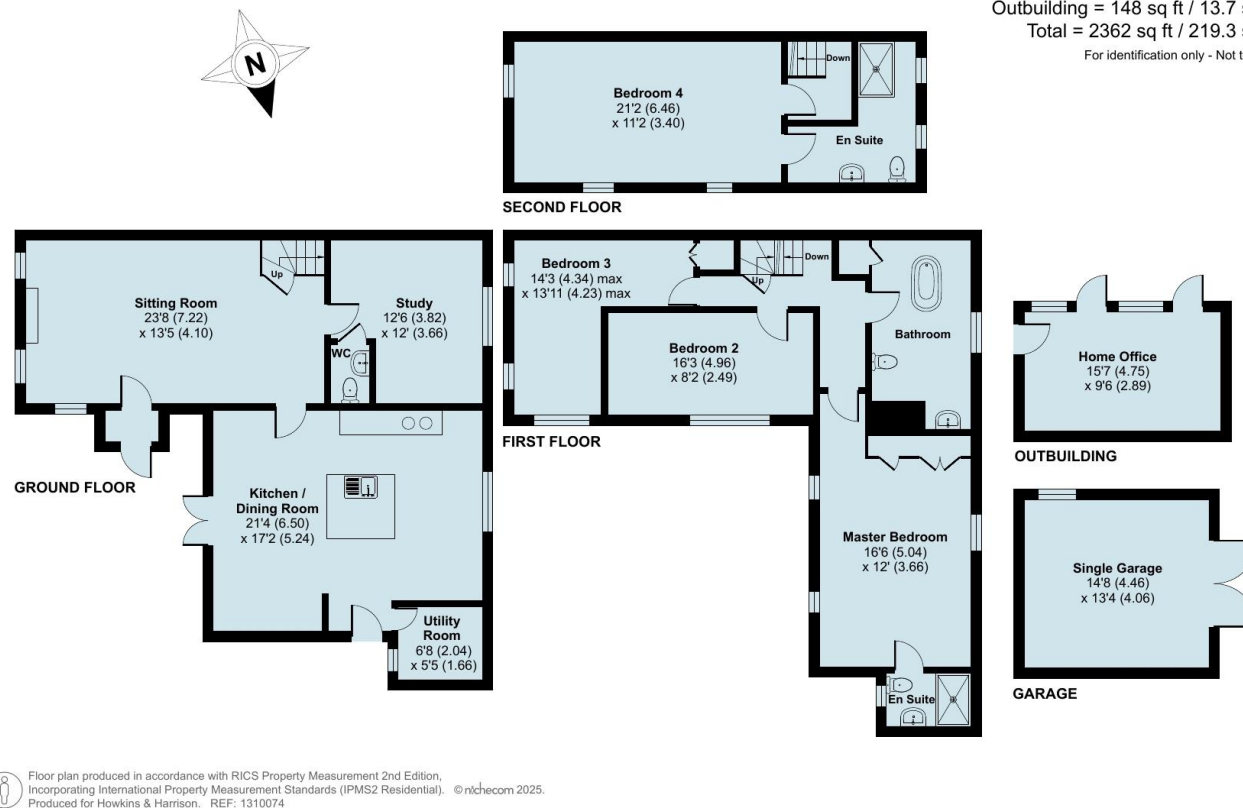
## Howkins & Harrison

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## Caldecote, Towcester, NN12

Approximate Area = 2019 sq ft / 187.5 sq m  
Garage = 195 sq ft / 18.1 sq m  
Outbuilding = 148 sq ft / 13.7 sq m  
Total = 2362 sq ft / 219.3 sq m  
For identification only - Not to scale



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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