



**Manor Cottage, Church Street, Newnham, Northamptonshire, NN11 3ET
£360,000 Freehold**

Introducing Lilliput Cottage, a charming Grade II listed detached cottage nestled in the highly sought-after countryside village of Newnham. This characterful home, dating back to 1600, showcases a picturesque thatched roof and stunning period features, including beams, fireplaces, and exposed stone walls. With a spacious garden, garage, and driveway, this property effortlessly combines period features and the tranquillity of the countryside. The full accommodation comprises; entrance porch, lounge, cloakroom, kitchen dining room, two first floor bedrooms, bathroom and en-suite. Outside are front, side and rear gardens, driveway and garage. EPC Rating: N/A. Council Tax Band: D

Detached Thatched Cottage | Period Features | Two Double Bedrooms | En-Suite, Cloakroom & Bathroom | Village Location | Driveway & Garage

modern marketing · traditional values

ENTRANCE PORCH

Glazed entrance door. Door to lounge.

LOUNGE 4.93m x 4.88m (16'2 x 16'0)

Two glazed windows to rear elevation. Glazed window to front elevation. Two radiators. Door to:

WC

Glazed window to side elevation. Radiator. Suite comprising low level WC and pedestal wash hand basin and hot and cold taps.

KITCHEN/DINER 4.93m x 2.95m (16'2 x 9'8)

Two glazed windows to front and side elevations. Bespoke wall and base units with hardwood work surfaces. Space for white goods. Glazed door to garden.

FIRST FLOOR LANDING

Glazed window to front elevation. Access to loft space. Storage cupboard. Beams. Doors to:

BEDROOM ONE 3.56m x 3.61m (11'8 x 11'10)

Three glazed windows to front, side and rear elevations. Radiator. Built in wardrobes. Exposed beams.

EN-SUITE 1.78m x 1.93m (5'10 x 6'4)

Glazed window to side elevation. Suite comprising low level WC, pedestal wash hand basin and bath with hot and cold taps. Exposed beams.

BEDROOM TWO 2.51m x 2.95m (8'3 x 9'8)

Glazed window to side elevation. Radiator. Built in wardrobes. Exposed beams.

BATHROOM 1.93m x 1.88m (6'4 x 6'2)

Glazed window to side elevation. Suite comprising low level WC, pedestal wash hand basin and hot and cold taps and bath with hot and cold taps.

AGENTS NOTE

The thatch is 'Norfolk Reed' fitted 2009 with an expected life span of 60 years. It was advised that the ridge of the roof be inspected in 25 years.

OUTSIDE

FRONT GARDEN

Front pathway to front elevation. Mainly laid to lawn with mature shrub and flower borders.

GARAGE 4.17m x 2.24m (13'8 x 7'4)

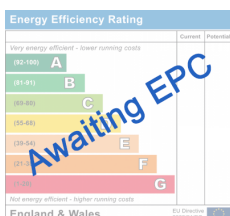
Double doors.

REAR GARDEN

Enclosed by picket fencing and hedges. Pathways and patio areas. Mini stone walls. Raised beds. Mature trees hearth and flower borders. Gate to driveway and garage.

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

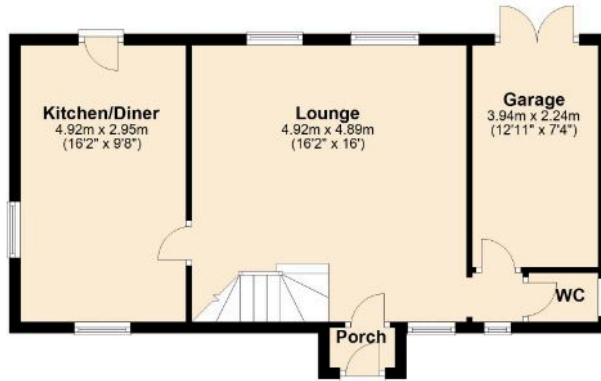


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

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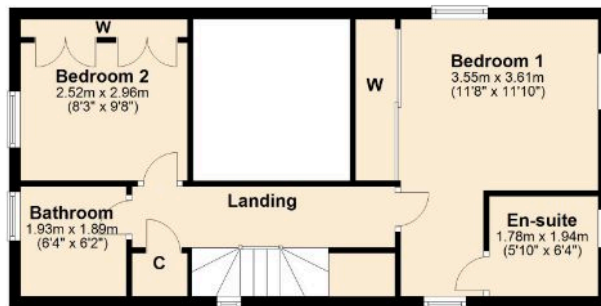
Ground Floor

Approx. 51.5 sq. metres (553.9 sq. feet)

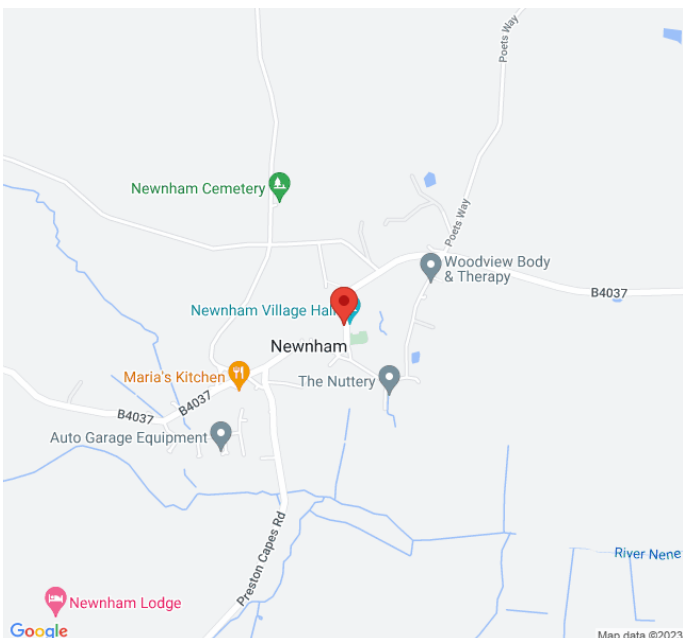


First Floor

Approx. 48.9 sq. metres (526.2 sq. feet)



Total area: approx. 100.3 sq. metres (1080.1 sq. feet)



LOCAL AREA INFORMATION

Newnham is nestled below a large hill in the valley of the River Nene. Topped by an ancient disused windmill, which can be viewed by appointment, and an air traffic control aerial, the village has commanding views over the nearby market town of Daventry. There are lovely countryside walks to the neighbouring Badby Woods and Everdon stubbs plus the Nene Way and Knightley Way footpaths. Village amenities include a parish church, public house and primary school. Secondary education as well as further high street and local authority services can be accessed easily in Daventry just 2 miles north. Main road access to and from Newnham is well catered for via the A361 Banbury Road and A45 Daventry/Northampton ring road with M1 J16 just six miles east. There are rail links to Northampton and Long Buckby stations (12 and 9 miles away respectively) offer mainline services to London Euston and Birmingham New Street.

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