

Avenue Cottage

5 The Avenue, Flore, Northampton, NN7 4LZ

£550,000 Freehold



Avenue Cottage is a wonderful period property with a classic English country garden and many character features throughout. This Grade II listed cottage stands on the edge of the village with an open outlook and once in the garden, the outside world is quickly forgotten.

Inside, features include open fireplaces, ceiling beams, window seats and outside, there is a brick built summerhouse and a loggia from which the garden can be enjoyed.

The accommodation comprises hall, cloakroom, lounge, dining room, study, rear hall, kitchen/breakfast room, utility room, four bedrooms, bathroom, en-suite and shower room. To the rear is the double garage and driveway. The property is offered with no onward chain.

EPC Not applicable. Council Tax Band D.



HALL

Entrance door. Ceiling beam. Radiator. Staircase rising to first floor landing.

CLOAKROOM 2.36m x 1.96m (7'9 x 6'5)

Window to rear elevation. WC and wash hand basin. Tiling to splash back areas. Quarry tiled floor. Coat and boot space.

LOUNGE 4.60m x 5.59m (15'1 x 18'4)

Window to front elevation with seat. Radiator. Fireplace with detailed surround and open chimney. Ceiling beam.

DINING ROOM 5.99m x 4.47m (19'8 x 14'8)

Window to front elevation with seat. Radiator. Inglenook fireplace. Ceiling beam.

STUDY 4.37m x 3.07m (14'4 x 10'1)

Two windows to rear elevation. Radiator. Parquet flooring.

REAR HALL 1.96m x 4.95m (6'5 x 16'3)

Space for furniture. Radiator. Door and window to rear elevation. Built in cupboard.

KITCHEN/BREAKFAST ROOM 3.86m x 5.26m (12'8 x 17'3)

Window and door to rear elevation. Radiator. A range base units, shelving and cupboards. Fully integrated dishwasher and fridge. Built in oven, grill, hob and extractor. Belfast sink. Tiling to splash back areas. Ceiling beam.

LOGGIA

The Loggia links the kitchen to the utility room and opens to a lovely seating area from which the garden can be admired.

UTILITY 2.74m x 3.40m (9 x 11'2)

Velux window to rear elevation. Belfast sink. Plumbing for washing machine. Space for further appliances.

FIRST FLOOR LANDING

Window to rear elevation. Stairs to the attic. Radiator.

BEDROOM ONE 6.20m x 5.38m (20'4 x 17'8)

Window to front elevation. Radiator. Built in wardrobes. Door to:

EN-SUITE 6.30m x 1.96m (20'8 x 6'5)

Window to rear elevation. Walk in shower and wash hand basin with storage below.

BEDROOM TWO 3.35m x 5.69m (11 x 18'8)

Window to front elevation. Window to rear elevation with seat. Radiator. Fireplace. Ceiling beam.

BEDROOM THREE 3.20m x 3.73m (10'6 x 12'3)

Window to front elevation. Radiator. Ceiling beam.

BEDROOM FOUR 2.87m x 3.73m (9'5 x 12'3)

Window to front elevation. Radiator. Ceiling beam.

BATHROOM 2.54m x 2.24m (8'4 x 7'4)

Window to rear elevation. Heated towel rail. Three piece suite comprising low level WC, wash hand basin and panelled bath.

OUTSIDE

Parking and access to the garage and garden.

GARDEN

A beautiful, quintessentially English country garden. The shaped lawn is interspersed and bordered by a wide variety of trees, bushes, plants and flowers. A pathway meanders to the rear of the garden giving access to the garage and parking.

DOUBLE GARAGE 5.92m x 5.66m (19'5 x 18'7)

Electric up and over door. Door and window to rear elevation. Power and light.

DRAFT DETAILS

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





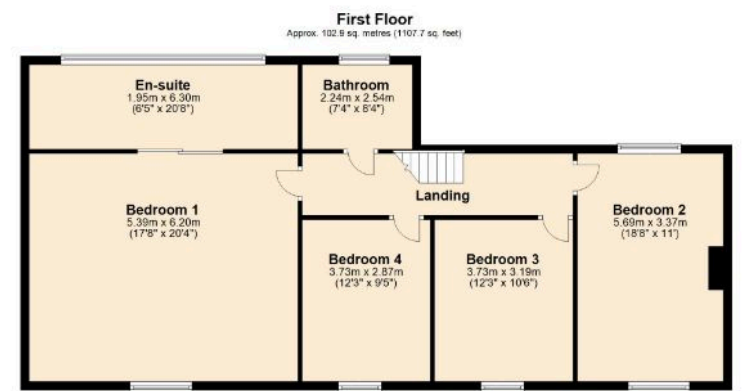
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Local Area Information

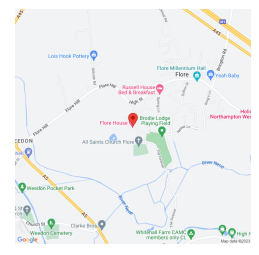
FLORE BYPASS now completed. Flore is positioned between the towns of Northampton (7 miles) & Daventry (5 miles) with the heart of the old village sitting south of the A45. The village has two churches & a nursery school, and a primary school which offers a link into Champion School, Bugbrooke for secondary education. Other amenities include a refills and coffee shop, public house, general stores/post office & plant nursery with a children's petting farm, produce shop & cafe on a seasonal basis. Millennium Hall supports a variety of social activities including keep fit classes & 'The Floreboards' amateur dramatics group, whilst the Retreat sits within private grounds & offers deluxe en-suite rooms, indoor swimming pool, & surrounding bluebell woodland. Access to Flore is afforded via excellent transportation links, M1 J16 is only 2 miles away & the A5 1 mile, mainline rail services to London Euston & Birmingham New Street from Northampton or Long Buckby stations, & a frequent bus service to Northampton and Daventry.



Total area: approx. 238.4 sq. metres (2566.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	IPCC/ENR

EPC Exempt



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