



8 Chapel End, Piddington, Northampton, NN7 2DD
£300,000 Freehold

TRANQUIL SETTING. Jackson Grundy are pleased to offer to the market this stunning semi-detached cottage situated in a no through road in this pretty village nestled amongst lovely countryside. The cottage offers a blend of original character and modern improvements and has the benefit of two outbuildings: 'The Barn' used for utility and storage and 'The Bothy' converted in to further living/guest accommodation and great for entertaining. Entrance hall, sitting room with wood burner and door to outside terrace, Shaker style stylish kitchen re-fitted to maximise the space available, re-fitted shower room, first floor landing with feature window having recessed display sill, and two double bedrooms. Outside, the cottage sits gently elevated from the roadside with a secure gated pathway to the rear cottage entrance, paved terrace, barn and bothy. Beyond this lies a further south facing garden offering a good degree of privacy and additional seating area. Viewing essential to appreciate fully. EPC Rating E. Council Tax Band B.

Semi-Detached Cottage in Tranquil Setting | Two Double Bedrooms | Bespoke Fitted Kitchen | Sitting Room with Wood Stove | Great Outdoor Entertaining Space | Highly Recommended

modern marketing · traditional values

ENTRANCE

Secure entrance gate from the roadside into courtyard.

SITTING ROOM 3.53m x 3.18m (11'7 x 10'5)

Sealed unit double glazed window with seat to rear elevation. Sealed unit double glazed door to garden. Chimney breast with stone fireplace and wood burner. Wooden flooring. Understairs storage cupboard. Underfloor heating thermostat.

KITCHEN 2.92m x 2.29m (9'7 x 7'6)

Sealed unit double glazed window to rear elevation. Fitted with a range of Shaker style wall, base and drawer units with solid wooden work surfaces over. Sink and drainer unit with mixer tap over. Built in electric hob, oven and extractor hood. Slim line dishwasher. Built in fridge. Underfloor heating thermostat. Space for breakfast table. Latch lift door leading to stairs rising to first floor landing.

SHOWER ROOM 3.12m x 1.42m (10'3 x 4'8)

Sealed unit obscure double glazed window to side elevation. Two Velux windows. Ladder style electric radiator. Suite comprising full width shower cubicle with electric shower, WC and wash hand basin with mixer tap over set into modular unit with granite effect work top. Tiled flooring. Underfloor heating thermostat.

FIRST FLOOR LANDING

Sealed unit double glazed window with display sill to front elevation. Pine doors to

BEDROOM ONE 3.61m x 2.79m (11'10 x 9'2)

Sealed unit double glazed window to rear elevation. Wall mounted electric heater. Wooden flooring.

BEDROOM TWO 2.67m x 2.64m (8'9 x 8'8)

Sealed unit double glazed window to rear elevation. Wall mounted electric heater. Wooden flooring.

OUTSIDE

FRONT

Lockable timber gate. Outside light. Door buzzer.

REAR GARDEN

Paved patio with different seating positions. Log Store. Access to storage barn and The Bothy. Raised sleeper edged beds. Bay tree. Steps up to second garden area behind The Bothy with further patio and lawned garden. Mature shrubs to include Mahonia and Ceanothus. Enclosed by walling and fencing. Southerly facing and a good degree of privacy.

THE BOTHY 7.01m x 3.25m (23 x 10'8)

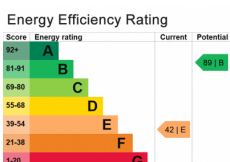
Stone barn conversion with exposed stonework, roof trusses and vaulted ceiling with four Velux windows. Sealed unit double glazed picture windows including French doors to garden. Flagstone flooring. Feature multi fuel burner.

STORAGE BARN 4.95m x 1.85m (16'3 x 6'1)

Base level units. Sink unit. Space for appliances. Tiled flooring.

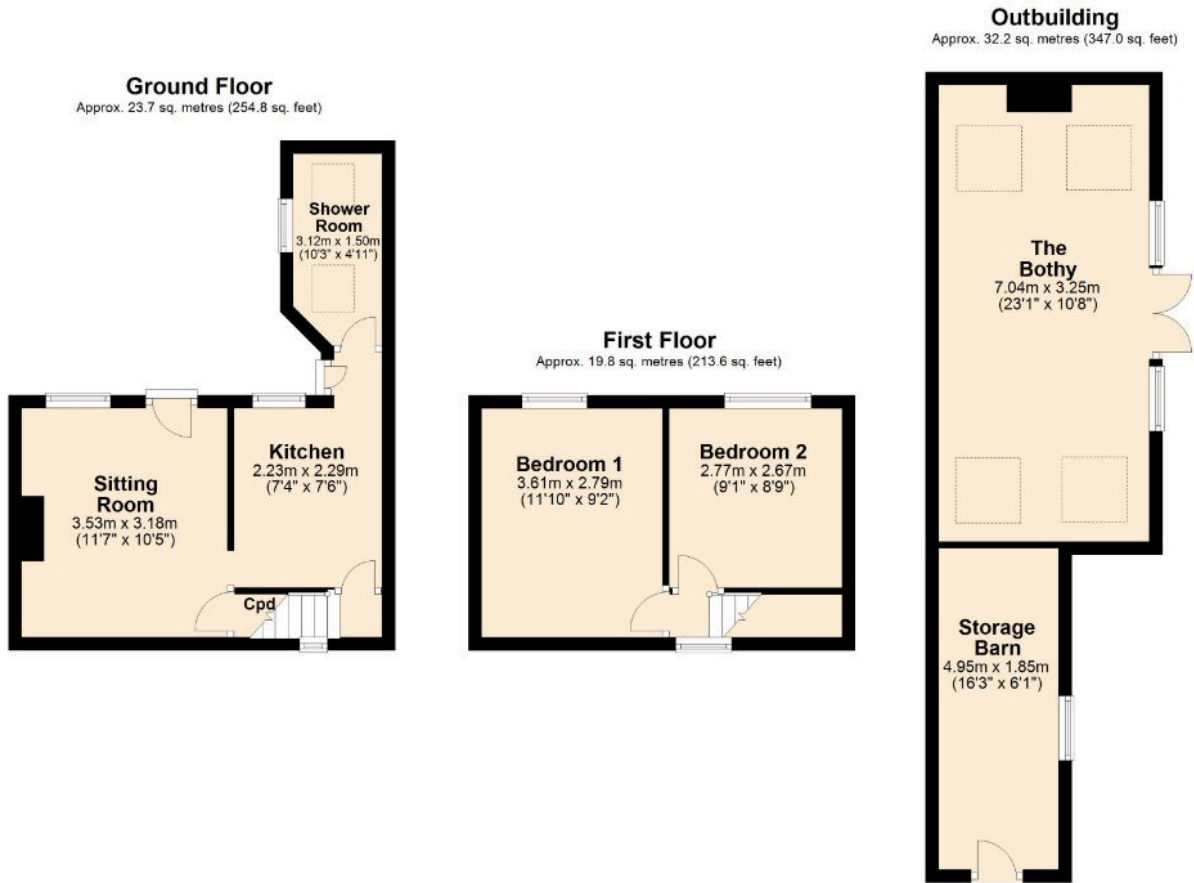
DRAFT DETAILS

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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Total area: approx. 75.8 sq. metres (815.4 sq. feet)



LOCAL AREA INFORMATION

Located in the south of Northamptonshire, Piddington is set in a cul-de-sac off the B526 Newport Pagnell Road. Once extremely important in providing a transportation route for Roman troops, the village now utilises its old Wesleyan Chapel as a museum to the remains of Piddington Roman Villa. Comprising approximately 300 houses, a church, pocket park footpath to nearby Salcey Forest and public house, the village utilises the additional amenities of nearby Hackleton which has a shop, post office and further public house. Northampton town centre is situated less than 6 miles north and along with local authority services, high street shops, bars, restaurants, theatres and cinema it also offers a mainline train service to both Birmingham New Street and London Euston. A good road network lies within easy reach of Piddington including the A45 ring road (4 miles) which in turn links to M1 J15.

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