

NEW INSTRUCTION



APRIL COTTAGE

Church Street, Newnham, NN11 3ET



DAVID COSBY
ESTATE AGENTS



April Cottage

Church Street, Newnham, NN11 3ET

Total GIA Floor Area Inc. Garage | Approx. 200 sqm (2153 sqft)



4 Bedrooms



3 Receptions



2 Bathrooms

Features

- Desirable village location
- Historic period property with unique character
- Recently refurbished with modern amenities
- Four well-appointed bedrooms, including a master suite
- Spacious reception rooms
- Open-plan kitchen/breakfast/dining room
- Beautifully landscaped south-facing gardens
- Detached double garage with Somfy electric roller shutter doors
- Malvern Garden Building, featured at Chelsea Flower Show
- Convenient commuting to Milton Keynes and London Euston

Description

April Cottage, a charming period property in the heart of Newnham, is rich in history and character. Once known as "The Off-Licence" beer house, it served as a community gathering spot. The cottage retains many original features, including the serving windows and bars from its days as a beer house, adding to its unique appeal. This charming cottage, under the same ownership for over 40 years, has been thoughtfully refurbished into a stunning family home. Spread over three floors, it features spacious reception rooms, including a bright kitchen/breakfast room opening to a south-facing garden, a cozy sitting room with an inglenook fireplace, and four well-appointed bedrooms, with the master suite boasting vaulted ceilings and an ensuite bathroom. The beautifully landscaped gardens and a large detached double garage enhance the property, which also includes "The Woolf Shed," a serene Malvern Garden Building inspired by Virginia Woolf, offering a tranquil retreat for creative pursuits.



The pleasant village of Newnham is nestled in a valley to the west of Northamptonshire close to the Warwickshire border and two miles south of the market town of Daventry.

The Property

Entrance Hall:

The main entrance hall is accessed via a traditional four-panel hardwood door from High Street. Inside, the space features riven-effect floor tiles, exposed ceiling beams, and joists that lend a rustic charm. Two large, fitted cupboards, finished in Farrow & Ball Bone, provide ample storage and house the underfloor heating manifold and a recently installed Worcester combi boiler. A matching seating area, with butt-and-bead timber cladding, offers additional storage.

Riven tile steps lead to a small, glazed door that opens to the rear courtyard, once used for delivering beer barrels. A part-glazed timber panel door provides access to the utility room and home office. Quarter winder steps ascend to a traditional slatted door with a Suffolk latch, leading to the kitchen / breakfast room, and dining area.

Utility / Home Office:

The utility room is a practical space, equipped with base units, a stainless-steel sink with a mixer tap, and ample room for a washing machine and tumble dryer. It features exposed ceiling beams and joists, and the riven-effect tiled floor continues seamlessly from the entrance hall. A folding part-glazed timber door opens into a small office area, historically used to serve beer through the mullioned iron bar window which is now fitted with louvered shutters. The office area mirrors the utility room's flooring and includes a fitted workstation with upper shelving. The walls are finished in a combination of whitewashed plaster and solid stone, adding to the room's character.

Kitchen/Breakfast Room:

This delightful space, part of a recent extension, is bathed in natural light thanks to a large lantern light, triple concertina doors, and a traditional casement window, all of which overlook the south-facing garden. The kitchen is fitted with modern grey shaker-style base and wall units, centred around a matching island. A Neff five-burner induction hob sits beneath a brushed chrome extractor hood, paired with a twin ceramic Butler sink featuring a chrome mixer tap. The quartz countertops are thoughtfully designed with integrated drainage channels, and the kitchen is equipped with further high-quality NEFF appliances, including a dishwasher, single-door electric oven, microwave, and warmer. Recessed spotlights provide good artificial lighting, while the floors benefit from underfloor heating and are finished with ash-effect boards.



The Property

Dining Room:

Located to the front of the property, the dining room area has space for a good-sized table and chairs and features a two-unit casement window with louvered shutters to the front aspect. A central ceiling beam adds character and highlights the room's original features, and there is a large inglenook fireplace with roughly hewn ironstone reveals and a stone slab hearth which houses a wood-burning stove. A traditional six-panel door with a Suffolk latch and T-bar hinges opens to the sitting room, while a four-panel door leads to the quarter winder steps, providing access to the first-floor accommodation.

Sitting Room:

The dual-aspect sitting room, featuring chamfered ceiling beams, is bathed in natural light from a three-unit casement window with louvered shutter blinds on the front elevation, and a single casement window on the south-facing rear elevation. The focal point of the room is a large ironstone inglenook fireplace with a stone slab hearth and timber lintel, housing a wood-burning stove. A built-in unit finished in Farrow & Ball Hague Blue offers space for entertainment systems and storage, while a small, recessed niche with shelving adds additional character. The floors are finished with sanded and chalk-painted pine boards.

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The Property

Landing:

The spacious first-floor landing offers room for seating or additional furniture, with flexibility for various uses. Natural light streams through a three-unit casement window overlooking the south-facing garden, and plush cut-pile carpet covers the floors. Traditional slatted timber doors with Suffolk latches lead to the principal bedrooms, family bathroom, and stairs to the master bedroom on the second floor.

Bedroom Two:

This dual-aspect double bedroom on the right-hand side of the property features part-vaulted ceilings and neutrally decorated walls with decorative lining paper. The room includes a fireplace with a blocked cast iron insert, adding period charm. Plush cut-pile carpet covers the floors, and natural light fills the room through two casement windows with timber louvered shutters on the front and rear elevations. The bedroom also offers built-in storage with a two-door wardrobe, complete with shelving and clothes rails.

Bedroom Three:

Located on the left-hand side of the property, this double bedroom offers a cosy retreat with traditional low lath-and-plaster ceilings. A two-unit casement window with louvered shutters includes a window seat. The floors are finished with plush cut-pile carpet, while the walls feature neutral decor and decorative lining paper.

Bedroom Four:

Situated at the centre of the property, Bedroom Four is a comfortable double bedroom with a plastered chimney breast offering additional shelving space. A two-unit casement window on the front elevation with hinged louvered shutters allows natural light to fill the room. Plush cut-pile carpet covers the floors, creating a cosy and welcoming atmosphere.

Family Bathroom:

At the rear left-hand side of the property, the family bathroom features butt-and-bead timber wainscoting and a traditional three-piece suite, including a corner oval bath with chrome mixer tap and shower cradle, a ceramic wash hand basin set in a navy vanity unit, and a WC with concealed cistern. The panelling is painted in Farrow & Ball Manor Grey, and heating is provided by a column-style radiator with a chrome towel rail. Natural light enters through a metal Crittall mullion window on the rear elevation with louvered shutters, and the floors are finished with timber-effect sheet vinyl.







The Property

Master Bedroom:

Accessed from the first-floor landing via carpeted steps, the master bedroom is a spacious double room featuring beautiful, vaulted ceilings and exposed whitewashed stone walls. A two-unit casement window on the rear elevation offers spectacular south-facing views of the well-tended garden, with further onward views across the countryside towards Badby woods. The room includes a dressing area with three-door wardrobes on either side, each fitted with shelving and clothes rails. Quarter-winder steps with balustrades lead up to the master bedroom ensuite. The floors are finished with plush cut-pile carpet.

Master Bedroom Ensuite:

Located within the apex, the master bedroom ensuite features exposed timber purlins and vaulted ceilings with a Velux roof light providing spectacular south-facing views of the rear garden onward towards Badby Woods. The floors are finished with timber-effect sheet vinyl, and there is a raised marble-effect tiled floor with freestanding bath with chrome claw feet, mixer tap, and shower cradle. Further sanitary appliances include a close-coupled WC and a contemporary oval wash hand basin with chrome mixer tap, set within a traditional pine vanity unit with drawer. The walls feature exposed roughly hewn stonework with a whitewash paint finish, and eaves cupboards provide space for storage. Heating is provided by a traditional column-style radiator with a chrome towel rail.





Grounds

Front Aspect:

The pretty front aspect features a raised ironstone planter with lime shingle, well-tended box hedges, and climbing roses. The main front entrance door is a solid timber panel with traditional ironmongery. Stone steps on the right-hand side lead to gated access to the side and rear gardens. The property benefits from vehicular access via a shared driveway between The Old Smithy and No. 1 Church St. This driveway extends to a newly installed pedestrian gate with a matching double swing five-bar vehicular gate, operable with the touch of a button for secure access. The lime shingle driveway provides ample parking for several vehicles and leads to a large detached double garage.

Rear Garden:

The L-shaped rear garden enjoys south-facing sunlight for most of the day, creating a warm, inviting outdoor space. A large lime shingle driveway, flanked by raised timber sleeper beds with well-tended shrubs, offers ample off-road parking and leads to a detached double garage. A lime shingle pathway bordered with red bricks guides you to the rear of the property. The thoughtfully landscaped garden features a variety of perennials, enhancing the natural beauty. Lawn areas flank the lime shingle pathway, offering room for seating and relaxation, centred around a timber pergola with a swing.

For those with a green thumb, a large aluminium-framed glasshouse with a brick and slab floor provides the perfect environment for vegetable and plant cultivation. The garden's perimeter is defined by a mix of timber close-board fencing and red and blue brick walls with intermediary piers, adding privacy and charm. The garden benefits from high-speed internet access, allowing you to stay connected while enjoying the outdoors. A further seating area to the right of the garden is accessed via stone steps and lime shingle, currently featuring a circular fire pit (not included in the sale), perfect for cozy evenings outdoors.

In front of the garage, a traditional corrugated Anderson shelter adds historical character and additional storage. Stone steps lead down to concertina doors that open into the open-plan kitchen, extending to courtyard gardens with hard-standing areas ideal for seating. A raised patio area to the right-hand side, complete with brushed chrome balustrades and tempered glass panels, offers space for entertaining with picturesque views of Newnham Church of St Michael & All Angels.



Grounds

Garage

The detached double garage, positioned at the end of the lime shingle drive, is a robust and well-crafted structure. It features Douglas Fir shiplap cladding beneath a dual-pitched roof clad in natural slate. The garage is equipped with a separate fused electrical supply, providing ample lighting throughout. A key feature of the garage is its two Somfy electric roller shutter doors, known for their high-quality construction and integrated alarms, adding both convenience and security. These doors are easily operated with the touch of a button, enhancing the practicality of the space while ensuring that your vehicles and belongings are well-protected.

Garden Building

The garden also benefits from a historically inspired structure known as The Woolf Shed. This timber shiplap building, with its dual-pitched roof clad in cedar shingles, was featured at the Chelsea Flower Show as a tribute to the renowned writer Virginia Woolf and her iconic essay, "A Room of One's Own." Designed with creativity and tranquillity in mind, the Woolf Shed is fitted with double swing doors and matching casement windows, allowing natural light to fill the space. Inside, the walls and floors are clad in timber and finished with chalk paint, providing a serene environment ideal for both work and reflection. The Woolf Shed is more than just a garden building; it is a thoughtfully crafted retreat, embodying the spirit of Woolf's message about the importance of having a dedicated space for creative pursuits. Equipped with power, lighting, and high-speed internet access, it currently serves as a home office, offering a quiet sanctuary within the garden—perfect for writing, reading, or simply escaping the demands of daily life.



Location

The village of Newnham is nestled in a valley to the west of Northamptonshire, close to the Warwickshire border and just two miles south of Daventry. The village features attractive stone and brick houses surrounding a cherished village green, where the popular 'Maria's Kitchen' at the Romer Arms offers home-cooked food and drinks. This cosy pub is named after Romer Williams, a Welsh lawyer who settled in the village in 1898 and became known for hosting lavish feasts.

Newnham also boasts a historic cobnut orchard, known as the 'Nuttery,' where snowdrops bloom in winter. This orchard dates back to 1787 and once operated commercially, with villagers harvesting nuts to be sent to markets in Covent Garden, Birmingham, and Coventry.

The parish church of St Michael and all Angels, with its 15th-century open battlemented tower, stands on a high bank. A reminder of Newnham's agricultural past is the Grade II Listed windmill on Newnham Hill.

The village is served by Newnham Primary School, which offers a nurturing environment with a strong community ethos. Nearby, Rugby School, Bilton Grange, and Spratton Hall provide high academic standards and a range of extracurricular activities.

Newnham is less than a 40-minute commute to Milton Keynes, where a variety of shops, facilities, and direct trains to London Euston are available.

For outdoor enthusiasts, nearby Everdon Stubbs and Badby Woods offer beautiful woodland walks, particularly during bluebell season. Golfers can enjoy Staverton Park Golf Club, and history lovers might explore Canons Ashby, a National Trust property featuring an Elizabethan manor house and gardens.

Property Information

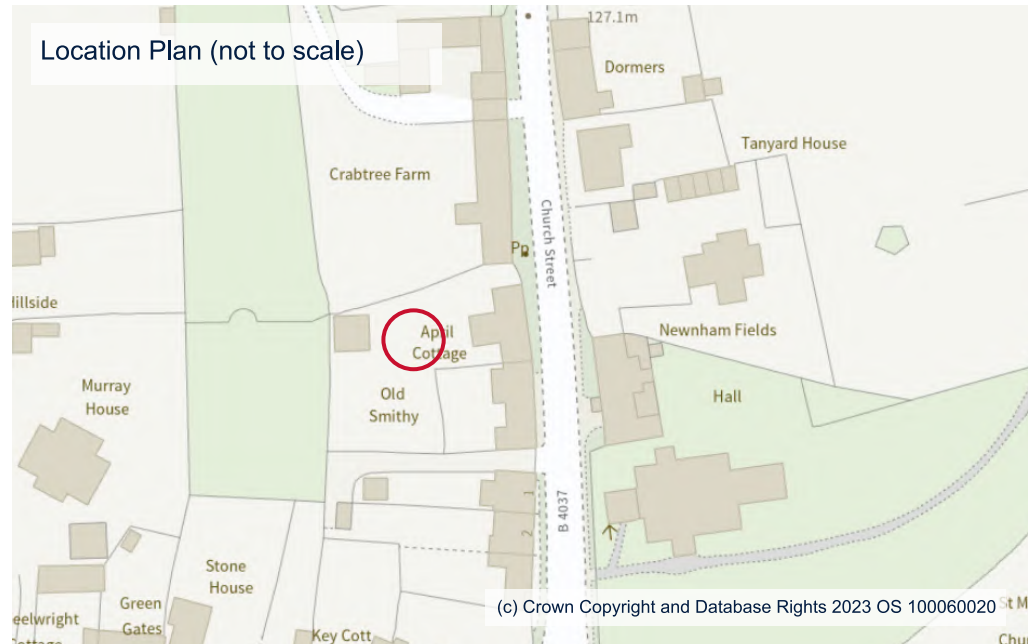
Local Authority: West Northamptonshire Council (Daventry Area)

Services: Water, Drainage, Gas & Electricity

Council Tax: Band F **EPC:** Rating D

Important Notice

Please note that these particulars are subject to the approval of the property owner. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible. Whilst every care has been taken with the preparation of these particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. Any measurements given within the particulars are approximate and photographs are provided for general information only. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property. On acceptance of an offer, prospective purchasers will need to provide identification and proof of funds in compliance with Anti-Money Laundering legislation.



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Approximate GIA (Gross Internal Floor Area) Exc. Garage = 200 sqm (2153 sqft)



David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.





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