

NEW INSTRUCTION



NEW ROAD

Miadford, Towcester, NN12 8HH



DAVID COSBY  
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# New Road

Maidford, Towcester, NN12 8HH

Total GIA Exc. Outbuilding | Approx. 95 sqm (1023 sqft)



3 Bedrooms



1 Reception



1 Bathroom

## Features

- Picturesque Village Location
- Spacious off-road parking
- Multi-Fuel Stove
- Well-Tended Rear Garden
- Generous Off-Road Parking
- Dual-Aspect Kitchen with Breakfast Area and Pantry
- Recently Installed Family Bathroom
- Conservatory with Patio and Storage Shed

## Description

A well-presented three-bedroom semi-detached home located in the sought-after and picturesque South Northamptonshire village of Maidford. Constructed in red brick under a pitched tile roof, the property offers a versatile and characterful layout over two floors, ideal for family living or those seeking a rural retreat with good commuter links.

The ground floor includes a dual-aspect kitchen with breakfast area and walk-in pantry, a well-proportioned sitting room with multi-fuel stove, a conservatory overlooking the rear garden, and a cloakroom. Upstairs are three bedrooms, including a dual-aspect principal bedroom, and a recently refitted family bathroom.

Outside, the property benefits from off-road parking, a well-tended rear garden with lawn and patio, and a timber storage shed. The house enjoys views of St Peter and St Paul's Church and backs onto the village hall, providing pleasant outlooks.



A well-presented three-bedroom semi-detached home in the rural village of Maidford, offering off-road parking, a generous rear garden, and views toward St Peter and St Paul's Church.

## The Property

### Entrance Porch

Accessed via a part-glazed panel door incorporating a three-point locking mechanism, the entrance porch benefits from good natural light through a two-unit, top-hung casement window. The flooring is laid with timber-effect laminate boards, while the walls are finished in two-tone embossed lining paper with decorative dado rails. Two further top-hung casement windows flank a central part-glazed door, allowing additional light into the inner entrance hall.

### Entrance Hall

Finished with light timber-effect laminate flooring, the entrance hall provides access to the sitting room, kitchen, and cloakroom via four-panel internal doors. A quarter-winder staircase with cut-pile carpet leads to the first-floor accommodation. Walls are finished in a neutral emulsion, contributing to a clean and bright circulation space.

### Sitting Room

A well-proportioned reception room featuring a half-bay window and sliding patio doors opening into the rear conservatory. The walls are finished in two-tone emulsion, with perimeter ovolo coving to the ceiling. A traditional multi-fuel stove is set within a chamfered chimney breast on a slate hearth, with a timber mantelpiece over, forming a central focal point. Flooring is laid with cut-pile carpet.

### Conservatory

Constructed above low-level brick cavity walls, the conservatory features perimeter double-glazed windows and French doors opening to the side, offering scope for outdoor entertaining. The floor is laid with patterned ceramic tiles, and the walls are finished in a neutral emulsion. The space provides a light and versatile area for dining or informal seating, with views over the rear garden and toward the village hall beyond.



## The Property

### Kitchen / Dining Room

Positioned to the side of the property, this dual-aspect kitchen benefits from good natural light through three casement windows and a part-glazed door providing access to the side elevation.

The kitchen is fitted with a range of light timber-effect base and wall units, with a one-and-a-half bowl stainless steel sink and drainer set beneath a casement window offering views toward St Peter and St Paul's Church. Integrated appliances include a four-burner electric hob, two-door oven, and extractor hood with built-in light. Flooring is laid with matching timber-effect laminate boards, and mock timber ceiling joists provide a traditional feature. Walls are finished in textured plaster with low-level timber panelling.

A built-in pantry is located beneath the staircase, accessed via a six-panel door. This useful storage space includes a small window for natural ventilation and lighting, along with original stone shelving—ideal for keeping perishables cool.

To the rear of the kitchen is a dining area with space for a small table and chairs, along with provision for a full-height fridge freezer.

### Cloakroom

Fitted with a close-coupled WC and a wall-mounted wash hand basin with chrome pillar taps, the cloakroom benefits from natural light via a top-hung casement window. Decorative dado rails have been installed to the perimeter walls.



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# The Property

## First Floor Landing

The landing is fitted with cut-pile carpet and features a solid balustrade and part-vaulted ceilings with exposed purlins. Natural light is provided by a frosted casement window to the front elevation. Panelled doors lead to the bedrooms and family bathroom, and there is a useful laundry cupboard with fitted slatted shelving, accessed via a louvred door.

## Bedroom 1

The principal double bedroom is a dual-aspect room with casement windows to the rear and side elevations, providing good levels of natural light. Walls and part-vaulted ceilings are finished in emulsion, and the floor retains original exposed pine boards, ready to receive new coverings.

## Bedroom 2

Located to the rear right-hand side of the property, Bedroom 2 features a three-unit casement window overlooking the rear garden with pleasant onward views. The floor is finished with cut-pile carpet, and the walls have a textured plaster finish with emulsion paint.

## Bedroom 3

A single bedroom positioned to the front right-hand side of the property, featuring a three-unit casement window overlooking the front garden with pleasant views across nearby pastureland. The floor is finished with cut-pile carpet, and the part-vaulted ceiling includes exposed purlins. Currently used as a study area, the room offers versatility for a range of uses.

## Family Bathroom

A recently installed bathroom fitted with a contemporary three-piece suite comprising a double-ended bath with chrome shower over, close-coupled water closet, and a composite wash hand basin set within a matching vanity unit with chrome mixer tap. A modern mirrored light is positioned above the basin, and a chrome ladder-style towel rail provides space heating.

Walls are finished with full-height ceramic tiling in a tasteful, neutral scheme, and the floor is laid with acrylic slate-effect tiles. The room benefits from natural light via a three-unit window, with additional mechanical extract ventilation. Recessed ceiling lights have also been installed.



# Grounds

## Front Aspect

The property is set back from New Road and approached via a gravelled frontage providing off-road parking, with pathways leading to the entrance porch. The front enjoys pleasant views toward St Peter and St Paul's Church, and there are numerous countryside walks accessible directly from the doorstep.

Gated side access leads to a part-glazed door into the kitchen, with a further gate providing access to the rear garden.

## Rear Aspect

The property benefits from a well-tended and generously sized rear garden, enjoying good amounts of sunlight. A paved patio area adjacent to the property provides an ideal space for outdoor entertaining and alfresco dining, while a central lawn is bordered by a lime shingle pathway and raised brick planting beds.

To the rear of the garden is a timber two-door shed featuring glazed windows—suitable for garden storage or use as a potting shed. Boundaries are defined by a combination of concrete posts with timber panel fencing and low-level brick garden walls. The garden backs onto the local village hall, offering a pleasant outlook. The external oil-fired boiler is housed within a brick-built cupboard positioned adjacent to the oil storage tank.



## Location

Maidford is a small and peaceful village in South Northamptonshire, set along a tiny tributary of the River Tove and lying below the high ground that stretches westward towards Fawsley Hall. Surrounded by rolling countryside, the village enjoys a rural setting while still being within easy reach of everyday amenities in the nearby market town of Towcester, around eight miles to the southeast, which offers supermarkets, independent shops, restaurants, and leisure facilities including a swimming pool and gym. Daventry, approximately ten miles to the north, provides further shopping, dining, and recreational options.

For families, there are well-regarded schools in the surrounding area, including Blakesley Church of England Primary School and Nicholas Hawksmoor Primary School in Towcester. Secondary education is available at Sponne School in Towcester, which has been rated 'Outstanding' by Ofsted, while independent schools such as Northampton High School for Girls and Winchester House School in Brackley are within a reasonable distance.

The surrounding countryside offers numerous scenic walks right from Maidford's doorstep, perfect for nature enthusiasts. Additionally, the nearby Canons Ashby, a National Trust property, provides a fascinating historical and cultural experience and is a lovely place to visit to enjoy the working gardens followed by tea and cakes at the café.

Despite its rural feel, Maidford is well connected by road, with the A5 and A43 providing easy access to the M1 and M40. This makes it a convenient location for commuters travelling to Northampton, Milton Keynes, or Oxford. Rail services are available from Northampton and Banbury, offering direct connections to London and Birmingham.

## Property Information

**Local Authority:** West Northamptonshire Council

**Services:** Water, Drainage, Oil & Electricity

**Council Tax:** Band B    **EPC:** TBC

**Broadband:** Ultra Fast Broadband Available 1000Mbps

## 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.*





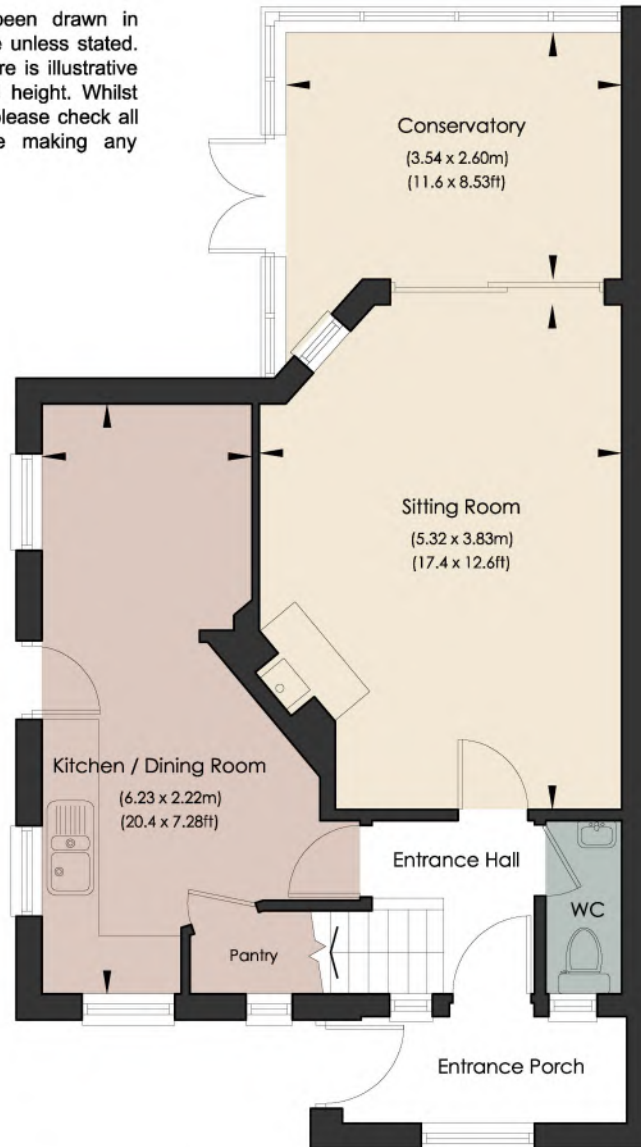
# New Road, Maidford, Towcester, NN12 8HH

Approximate GIA (Gross Internal Floor Area) = 95 sqm (1023 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.



GROUND FLOOR GIA = 56 sqm (603 sqft)



FIRST FLOOR GIA = 39 sqm (420 sqft)



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# Thinking of Selling?



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