

NEW INSTRUCTION



SUTTON STREET
Flore, NN7 4LD

 DAVID COSBY
ESTATE AGENTS



Sutton Street

Flore, NN7 4LD

Total GIA | Approx. 100 sqm (1076 sqft)



3 Bedrooms



1 Reception



2 Bathrooms

Features

- Desirable village location
- Three bedrooms across split levels
- Vaulted sitting/dining room
- Bespoke brick fireplace with stove
- Kitchen / Breakfast room with bespoke timber units
- Separate utility
- En-suite to principal bedroom
- Enclosed two-tier rear garden
- Attached garage and parking bay

Description

A unique three-bedroom home located in the heart of the desirable village of Flore, offering off-road parking, an enclosed rear garden, and an attached garage. Designed and extended by a local architect in the 1990s, the property features split-level accommodation with characterful Arts and Crafts influences, including roughcast rendered elevations beneath steeply pitched tiled roofs, a first-floor oriel window, and a vaulted sitting room with a bespoke brick fireplace.

The well-planned interior includes an entrance hall, utility room, and kitchen/breakfast room with bespoke timber cabinetry. Steps rise to a generous dual-aspect sitting/dining room with vaulted ceiling and French doors to the garden. The first floor offers a principal bedroom with en-suite, a second vaulted double bedroom, a third single bedroom or study, and a family bathroom. The rear garden is arranged over two levels, with a brick-laid patio ideal for outdoor dining and entertaining.



A unique three-bedroom village home offering versatile split-level accommodation, an enclosed rear garden, and garage with off-road parking, all set in a desirable central location within Flore.

The Property

Entrance Hall

Accessed via a timber entrance door with traditional ironmongery and circular bullseye vision panel, the entrance hall features exposed internal brickwork with a painted finish. Timber-veneered doors lead to the utility room, kitchen/breakfast room, and sitting/dining room. A timber-clad staircase with half-landings and cut pile carpet rises to the upper ground floor and first-floor accommodation. Beneath the stairs is a useful recess, ideal for boots and low-level storage.

Utility

Positioned to the front right-hand side of the property, the utility room is a practical space with natural light provided by a frosted top-hung casement window. Plumbing is in place for a washing machine, with additional space for a tumble dryer and freestanding storage furniture to accommodate household items.

Kitchen / Breakfast Room

Located to the front left-hand side of the property, the kitchen/breakfast room is fitted with a range of bespoke solid timber base and wall units, part-painted to complement the rustic style. A large double-basin stainless steel sink with mixer tap is set beneath a twin casement window overlooking the front elevation. The walls feature a combination of painted brickwork and mosaic tile splashbacks above the work surfaces. To the rear of the room, a practical breakfast bar provides seating for two. The floor is laid with traditional quarry tiles, with matching tiled steps leading up to the sitting/dining room.

Sitting / Dining Room

Situated to the rear of the property, this generously proportioned dual-aspect space features part-vaulted ceilings lined with timber cladding, enhancing the room's sense of height and warmth. A characterful brick fireplace with a cambered arch and stone hearth houses a traditional wood-burning stove, forming a natural focal point. The room benefits from excellent natural light via bespoke angled windows set beside the fireplace, a two-unit casement window, and patio doors opening onto the rear garden. Flooring is finished with cut pile carpet, and there is ample space to accommodate both dining and seating areas. For occasional separation from the kitchen/breakfast room, solid timber concertina doors can be drawn across, providing flexible use of the space.



The Property

First Floor Landing

The first-floor landing is fitted with cut pile carpet and features part-exposed brick walls with a painted finish. Timber-clad stairs with half landings continue the architectural theme, and timber veneer doors provide access to the bedrooms and family bathroom. A large airing cupboard with double swing louvre doors houses the combination boiler and includes slatted pine shelving.

Bedroom One

Positioned to the right-hand side of the property, Bedroom One is a well-proportioned double room with a two-unit window overlooking the rear garden. The room is neutrally decorated, with cut pile carpet to the floor. Built-in storage is provided by two separate cupboards, each accessed via timber louvred doors and fitted with clothes rails and shelving.

En-suite (Bedroom One)

The en-suite is fitted with a four-piece suite comprising enclosed shower cubicle, a wall-mounted ceramic wash hand basin with chrome pillar taps, a bidet, and a WC with concealed cistern. Exposed purlins add architectural character, while a two-unit oriel window provides natural light and views over the front aspect.

Bedroom Two

A further double bedroom located to the front left-hand side of the property, featuring part-vaulted ceilings with exposed purlins. Natural light is provided by a two-unit casement window and an additional Velux rooflight. The room offers ample space for freestanding storage furniture, and the floor is finished with cut pile carpet.

Bedroom Three

Located to the rear of the property, Bedroom Three is a single room suitable for use as a bedroom or study. A Velux window to the rear aspect provides natural light, and the part-vaulted ceiling and painted brickwork walls are neutrally decorated. Storage is provided by a large built-in cupboard fitted with a clothes rail and upper shelving.

Family Bathroom

The family bathroom is fitted with a traditional panelled bath featuring a chrome mixer tap with cradle and shower hose attachment and a tempered glass shower screen. Additional fittings include a close-coupled WC and a large ceramic wash hand basin with pedestal and chrome pillar taps.





Grounds

Front Aspect

The property enjoys an attractive frontage directly onto Sutton Street, featuring a distinctive first-floor oriel window and a characterful brick arched opening. This leads to a recessed parking bay, laid with brickwork, which provides access to both the attached garage and the main entrance.

Rear Aspect

The rear garden can be accessed either via the garage or through patio doors from the sitting room. Set across two levels, the garden features a herringbone brick patio with raised brick planters—an ideal space for outdoor dining and entertaining. Brick steps lead up to an upper lawned area, bordered by established low-level shrubs that add seasonal colour to the garden.

Garage

The property benefits from a garage to the rear of the parking bay with up-and-over vehicular door, Velux window, and separate pedestrian door to the rear garden.

Thinking of Selling?

Let our team of expert Chartered Surveyors and Estate Agents provide you with a no-obligation valuation. Leveraging our extensive experience and in-depth market insights, along with a blend of local and online marketing strategies, we ensure your property captures attention and stands apart in the marketplace. Contact us to schedule your free property valuation and take the first step towards a successful sale.



Location

Flore is a picturesque and historic village situated on a gentle south-facing slope above the River Nene, to the west of Northampton. Mentioned as "Flora" in the Domesday Book, the village has long been associated with its floral heritage — a tradition still visible today in the well-tended gardens and cottage borders that line its quiet lanes.

Tucked away off King's Lane lies Adams Cottage, a characterful home formed from two stone-built cottages. According to local tradition, it is believed to have been the residence of the parents of John Adams, the second President of the United States, and grandparents of John Quincy Adams, the sixth President.

The completion of the Flore bypass has significantly reduced through-traffic, returning the village to its peaceful, community-focused character. Despite its rural feel, Flore remains well connected. The nearby A45 provides swift access to Northampton and Daventry, while Junction 16 of the M1 motorway is just a few minutes away, making the village an attractive option for commuters. Long Buckby Station, approximately six miles away, offers direct rail services to London Euston and Birmingham New Street.

The village is served by Flore Church of England Primary School, which has a good reputation locally, and falls within catchment for several well-regarded secondary schools in the area. Day-to-day amenities include a village shop, post office, public house, and parish church, with a wider range of services available in nearby Weedon, Towcester, and Northampton.

Property Information

Local Authority: West Northamptonshire Council

Services: Water, Drainage, Gas, & Electricity.

Council Tax: Band D **EPC:** TBC

Broadband: Ultra Fast Broadband Available

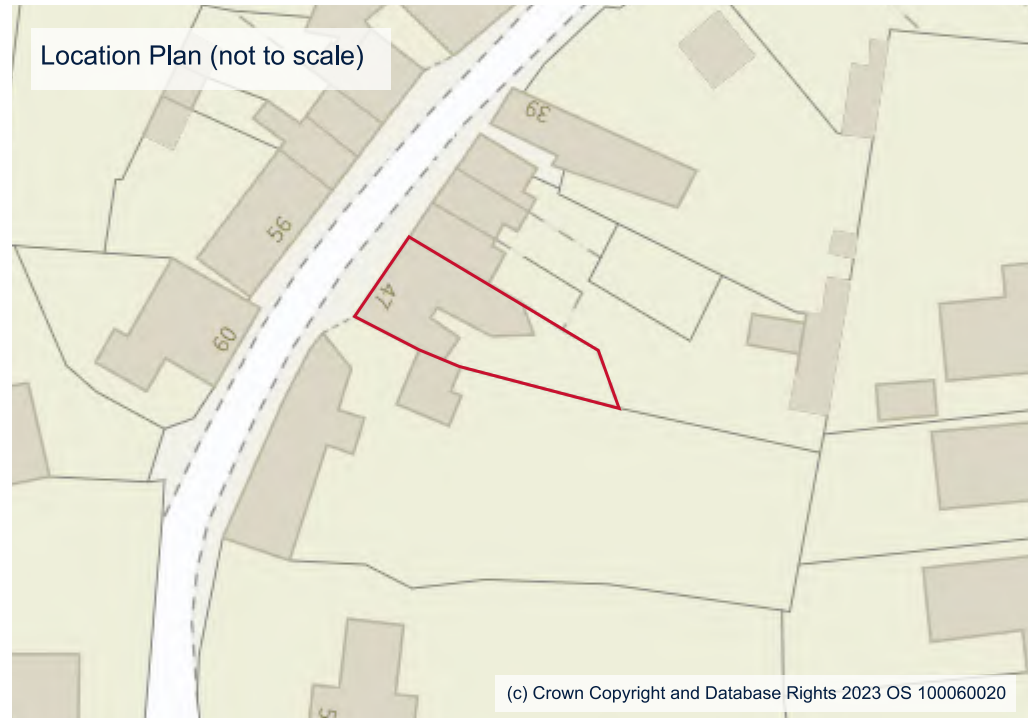
Important Notice

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.

Flore Village



Location Plan (not to scale)



Rose Cottage, Sutton Street, Flore, NN7 4LD

Approximate GIA (Exc. Garage) = 100 sqm (1076 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 (Exc. Garage) = 51 sqm (549 sqft)



FIRST FLOOR GIA = 49 sqm (527 sqft)



FLORE

01327 361664

enquiries@davidcosby.co.uk
www.davidcosby.co.uk



RICS

rightmove



The Property
Ombudsman

arla | propertymark

PROTECTED

naea | propertymark

PROTECTED

OnTheMarket



DAVID COSBY
ESTATE AGENTS

Thinking of Selling?



MAKE SURE YOUR ESTATE AGENT IS REGULATED BY THE RICS

David Cosby Chartered Surveyors & Estate Agents are an RICS regulated firm and have the benefit of Surveying and Legal expertise to help with your sale and purchase. Estate Agents who are regulated by the RICS uphold the core principles of transparency and provide the highest level of professional standards and ethics.

We are so confident in the professional service we provide that we have no fixed term contract or tie in periods, and our current rate is just **1% Including VAT** on a **No Sale - No Fee** basis.

As an independent family run business with your best interests at heart we are able to provide a comprehensive personal service that cannot be matched by the larger corporate firms.

If you are considering selling or would like further information then please contact us on **01327 361664** to arrange a no obligation market appraisal. Alternatively, visit our website at **davidcosby.co.uk**



Gareth Powell
MARLA
Sales & Lettings Manager



David Cosby
MRICS
Director | Building Surveyor



Virginia Church
MRICS
Building Surveyor



Natasha Cosby
MNAEA | Solicitor
Director | Practice Manager



Sadie Tyson
MNAEA
Sales & Lettings Agent



@ enquiries@davidcosby.co.uk

01327 361664

www.davidcosby.co.uk