



BANBURY ROAD
Litchborough, NN12 8JF

 **DAVID COSBY**
ESTATE AGENTS



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Total GIA | Approx. 76 sqm (818 sqft)



2 Bedrooms



2 Receptions



2 Bathrooms

Features

- Attractive early 20th-century ironstone cottage
- Peaceful village setting in rural South Northamptonshire
- Two double bedrooms and two well-appointed shower rooms
- Spacious kitchen/breakfast room with vaulted ceiling
- Sitting room and dining room, both with wood-burning stoves
- Recently landscaped rear garden with raised beds
- Off-road parking for two vehicles
- Large contemporary home office with power and lighting

Description

An attractive early 20th-century cottage constructed of coursed ironstone beneath natural slate roofs, set in the heart of the peaceful South Northamptonshire village of Litchborough.

This well-presented detached home offers thoughtfully arranged accommodation comprising two double bedrooms, two shower rooms, a dining room, sitting room, and a spacious kitchen/breakfast room. To the front, the property benefits from off-road parking for two vehicles. To the rear, a sunny south-facing garden is enclosed by traditional stone boundary walls and offers a choice of seating areas ideal for outdoor dining or quiet relaxation.

A particular feature of the property is the large contemporary outbuilding. With potential as a home office, this versatile space could be equally well suited to a range of uses, including gymnasium, hobby room, or occasional guest accommodation, subject to requirements.



A charming early 20th-century ironstone cottage in the heart of Litchborough, offering well presented accommodation, a landscaped south-facing garden, and a versatile contemporary outbuilding ideal for home working or guest use.

The Property

Entrance Hall

The centrally positioned entrance hall is accessed via a traditionally styled front door with a three-bar locking mechanism and central vision panel. The walls are neutrally decorated, and the floor is finished with a plush cut-pile carpet, creating a welcoming first impression. Stained pine internal doors with wrought ironmongery lead to the dining room, reception room, and ground floor shower room.

Dining Room

the dining room enjoys good natural light via a four-unit casement window with traditional ironmongery. A feature fireplace with a decorative surround and painted stone hearth provides a focal point to the room and is currently fitted with a wood-burning stove. A run of Shaker-style base and wall units with chamfered oak work surfaces offers useful storage and workspace, with plumbing in place for a washing machine and tumble dryer if desired.

Sitting Room

The sitting room benefits from natural light through a matching four-unit double-glazed window. Tastefully decorated, the room features half-height timber panelling and limestone flooring. A wood-burning stove with vertical flue is set against a full-height brick panelled backdrop, forming an attractive focal point.

Kitchen / Breakfast Room

This bright and airy space features part-vaulted ceilings with exposed timber purlins and evenly spaced spotlights providing effective artificial lighting. A two-unit casement window overlooks the side aspect, while a part-glazed stable-style door opens onto the sunny patio — ideal for alfresco dining and entertaining. The kitchen is fitted with a high-quality range of Shaker-style base and wall units with quartz work surfaces and matching upstands. There is ample space for a dining table and chairs, making this a highly functional space for everyday family use.

Shower Room

The ground floor shower room is traditionally styled, featuring chamfered metro wall tiling and a three-piece suite comprising a shower cubicle with tempered glass screen, a traditional-style shower hose with separate rose, a wash hand basin with chrome mixer tap, and a close-coupled WC — all set within a contrasting blue vanity unit. The floor is finished with grey ash-effect laminate boards, and heating is provided by a chrome ladder-style towel rail.



The Property

First Floor Landing

The first-floor landing is finished with matching cut-pile carpet and neutrally decorated walls. Recessed ceiling spotlights provide even lighting, and a mains-wired smoke detector with battery backup is installed for safety. Traditional four-panel stained pine doors with wrought ironmongery lead to the bedrooms and shower room. A generous over-stairs cupboard offers useful additional storage.

Bedroom 1

A well-proportioned double bedroom located to the left-hand side of the property, featuring part-vaulted ceilings and a three-unit window that offers good natural light and views over the rear garden. The floor is finished with cut-pile carpet and the walls are neutrally decorated. There is ample space for freestanding furniture around the room's perimeter.

Bedroom 2

A further double bedroom featuring a matching three-unit casement window that provides good natural light. The walls and ceilings are neutrally decorated, and the floor is finished with cut-pile carpet. A large ceiling hatch provides access to the roof void, and a useful niche within the room currently serves as additional storage space.

First Floor Shower Room

Styled in keeping with the ground floor shower room, this space features contrasting chamfered metro wall tiles, grey ash-effect laminate flooring, and a double-width shower cubicle with a traditionally styled shower hose and separate fixed rose. The inset wash hand basin with stainless steel mixer tap is set within a coordinating vanity unit, alongside a WC with concealed cistern. Additional features include mechanical extract ventilation, a chrome ladder-style towel rail, and natural light provided by a rooflight.

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Grounds

Front Aspect

The property presents an attractive natural stone façade set side-on to Banbury Road. A dropped kerb provides vehicular access to a private driveway with off-road parking for two vehicles. Double, timber-framed ledged and braced gates open to the enclosed rear garden.

Rear Garden

The rear garden has been recently landscaped to a high standard and is designed for low-maintenance outdoor living. Large riven slate-effect patio tiles are laid with inset perimeter block detailing and quartz shingle borders, creating a smart and durable finish. The space enjoys good natural sunlight for much of the day, making it ideal for relaxation or entertaining.

Stone boundary walls to the rear incorporate raised planting beds, stocked with a variety of established perennials. Adjacent to the kitchen-breakfast room is a lower block-paved seating terrace — an ideal spot for a quiet Sunday morning coffee and newspaper.

Outbuildings

The property includes a substantial contemporary home office, constructed with rustic vertical timber cladding and approached via double swing entrance doors. The building is arranged as two functional spaces and benefits from power and lighting throughout. The principal room features oak-effect timber flooring, plasterboard walls and ceilings finished in emulsion, and recessed spotlighting, creating a comfortable and practical environment. To the rear, a separate storage room offers useful additional space.

This outbuilding offers excellent versatility and could lend itself to a range of alternative uses, such as a gym, hobby room, or occasional guest accommodation, subject to individual requirements.



Location

Litchborough is a traditional rural village set amidst open countryside in West Northamptonshire, a short drive from the historic market town of Towcester. Surrounded by gently undulating farmland and a network of footpaths and bridleways, the village offers a peaceful, well-connected setting for those seeking a quieter pace of life.

The village features a pleasing mix of architectural styles, including period cottages and larger country homes. Notable buildings include Litchborough Hall, a Grade II Listed former manor house, and the twelfth-century Church of St Martin, Listed Grade II*, which stands at the heart of the village.

Local amenities include a village hall, children's play area, and the recently reopened Old Red Lion, a traditional public house once again serving the local community. A wider range of shops, services and leisure facilities can be found in nearby Towcester.

Litchborough is well served by schooling options, with a primary school in neighbouring Blakesley and secondary schools in Towcester and Bugbrooke. Independent schools within reach include Northampton High School and Quinton House.

The village is conveniently located for access to the A5, A43 and M1, with mainline rail services to London from Long Buckby and Milton Keynes. It offers an attractive option for commuters seeking a rural home within reach of key employment centres.

Property Information

Local Authority: West Northamptonshire Council (Daventry Area)

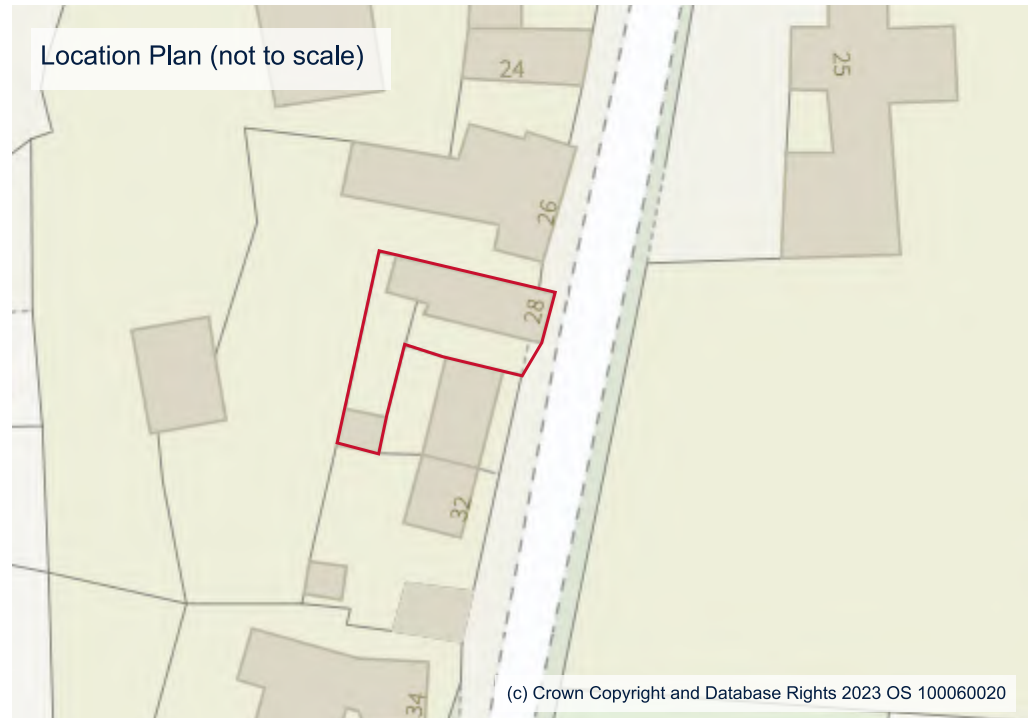
Services: Mains Water, Oil, Electricity, and Drainage

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.



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Approximate GIA (Gross External Area) Exc. Outbuilding = 76 sqm (818 sqft)

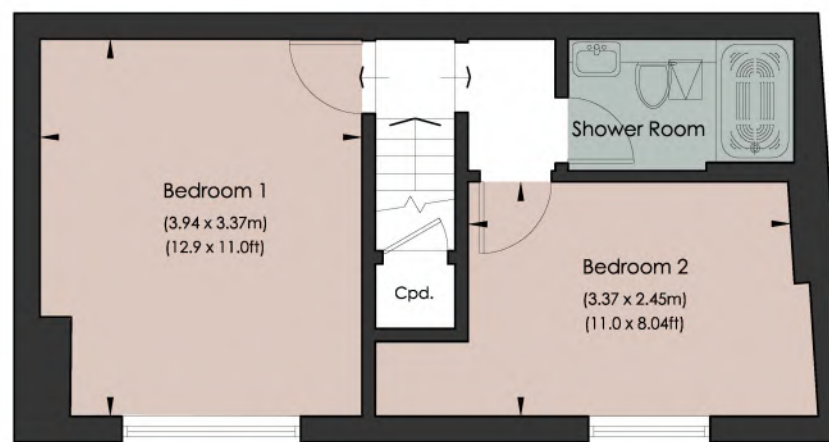


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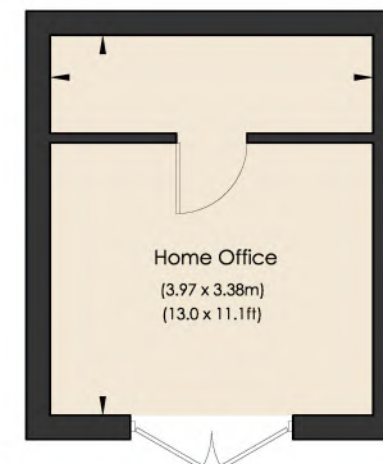
This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation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



GROUND FLOOR GIA = 45 sqm (484 sqft)



FIRST FLOOR GIA = 31 sqm (334 sqft)



HOME OFFICE GIA = 13 sqm (140 sqft)



LITCHBOROUGH

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