

NEW INSTRUCTION

HILLTOP COTTAGES

Dodford, Daventry, NN7 4SP



DAVID COSBY
ESTATE AGENTS



Hilltop Cottages

Dodford, Daventry, NN7 4SP

Total GIA Exc. Garage | Approx. 162 sqm (1744 sqft)

Features

- Elevated position with far-reaching countryside views
- Attractive semi-detached period cottage built in 1918
- Four bedrooms and two reception rooms
- Character features including multi-fuel stoves
- Edwardian-style conservatory with underfloor heating
- Generous enclosed rear garden with patio
- Detached double garage with power and mezzanine storage
- Convenient location between Daventry and Northampton
- Excellent transport links

Description

Hilltop Cottage enjoys an elevated position with far-reaching views across open countryside on the outskirts of the village of Dodford, between Daventry and Northampton. Constructed in 1918 for agricultural workers, this semi-detached family home retains its traditional character with steeply pitched clay-tiled roofs, exposed rafters, roughcast rendered walls and an attractive catslide roof above the entrance hall.

The house has been sympathetically extended to provide comfortable and well-balanced accommodation, including four bedrooms and three reception rooms, together with a detached double garage, ample off-road parking and a generous enclosed garden enjoying superb open views.



A charming semi-detached period cottage built in 1918, Hilltop Cottage offers four bedrooms, two reception rooms, a conservatory, and a double garage, all set within generous gardens enjoying far-reaching countryside views on the edge of Dodford.

Accommodation

Entrance Hall

The entrance hall features a combination of traditional terracotta floor tiles and exposed stained pine floorboards. Quarter-winder stairs rise to the first-floor accommodation and oak doors with Suffolk latches and T-bar hinges are fitted.

Kitchen

The kitchen features exposed timber floorboards, neutrally decorated walls, and stained timber ceiling beams that complement the traditional character of the house. Fitted with a range of oak-fronted base and wall units, the kitchen offers a generous and practical space for food preparation, with ample room for a table and chairs suitable for informal dining.

Ground Floor Bathroom

The ground floor bathroom is fitted with a four-piece suite comprising a hydrotherapy bath with pillar taps, a quadrant shower enclosure, a close-coupled WC, and a ceramic wash hand basin set within a three-door vanity unit.

Dining Room

Situated between the main sitting room and the kitchen, the dining room features an inglenook fireplace housing a traditional multi-fuel stove.

Sitting Room

A spacious dual-aspect room enjoying natural light from a side window and additional borrowed light through sliding patio doors that open onto the garden and frame far-reaching countryside views. A brick fireplace with a timber lintel houses a decorative cast-iron multi-fuel stove set on a limestone hearth—an inviting feature for colder evenings.

Conservatory

An Edwardian-style conservatory with two sets of patio doors opening onto the rear garden, taking full advantage of the far-reaching views. The flooring is finished with limestone-effect tiles and matching skirtings, with electric underfloor heating installed beneath.

Utility

The galley-style utility room is fitted with cottage-style base and wall units topped with solid oak work surfaces, providing space for both a freezer and a washing machine. A one-and-a-half bowl ceramic sink with chrome mixer tap is set beneath white tiled splashbacks, and the floor is finished with traditional terracotta tiles.







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The Property

First Floor Landing

Centrally positioned, the first-floor landing features oak doors with traditional Suffolk latches and T-bar hinges, in keeping with the character of the property. The walls are finished in neutral emulsion, and the floor is laid with cut-pile carpet.

Bedroom 1

A beautifully proportioned double bedroom featuring a full-height six-panel window set into the rear gable, framing spectacular views across the surrounding countryside. The outlook provides an ever-changing landscape throughout the seasons, offering year-round visual interest. The walls are part-finished with decorative lining paper, and built-in storage is provided by a two-door sliding wardrobe.

En-suite

Fitted with a modern three-piece suite comprising a close-coupled WC, ceramic wash hand basin set above a vanity unit, and a double-width shower enclosure. Natural light is provided by a frosted casement window to the side elevation.

Bedroom 2

A double bedroom positioned to the front left-hand side of the property, featuring a three-pane window overlooking the front aspect. The room benefits from a part-vaulted ceiling with exposed valley rafters. A corner fireplace with traditional cast-iron surround, currently not in use, provides an attractive period feature.

Bedroom 3

A further double bedroom, currently used as a home office and occasional guest room, featuring exposed stained timber ceiling beams and part-decorative lining paper to the walls. A particular feature of this room is the balcony area offering an ideal spot for morning coffee and enjoying sunrise views across the surrounding countryside.

Bedroom 4

A single bedroom currently arranged as a child's room, with bunk beds and decorative wall motifs. The floor is laid with matching cut-pile carpet, and natural light is provided by a casement window to the side elevation.

First Floor WC

Featuring a vaulted ceiling with Velux window providing natural light and ventilation. The room is fitted with a close-coupled WC and a wash hand basin with vanity unit.





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Grounds

Front Aspect

A shared gravel driveway leads to Hilltop Cottage, with double swing timber gates. The main private parking area lies to the front of the house, positioned between the dwelling and the detached double garage, and provides ample off-road parking. A gravel pathway continues along the side of the property, giving gated access to the rear garden.

Rear Garden

A generous and well-tended garden enjoying uninterrupted views across the open Northamptonshire countryside. Adjacent to the conservatory, a paved patio with brick planters and a raised brick pond provides an attractive setting for outdoor dining and entertaining. The main lawned areas are neatly maintained, bordered by a range of mature shrubs and seasonal planting that offer colour and interest throughout the year. A post-and-rail fence defines the rear boundary while preserving the open aspect of the surrounding landscape. A useful timber storage shed is positioned to the rear left-hand corner of the garden, ideal for garden equipment or furniture storage.

Garage

A substantial detached double garage of timber-framed construction set on low-level masonry walls and finished externally with attractive shiplap timber cladding, complete with tile crease sills and exposed rafters beneath a steeply pitched clay-tiled roof with sprocket eaves. An automatic up-and-over door provides convenient vehicular access, and the garage is fitted with lighting and power. The tamped concrete floor offers a durable surface, with ample perimeter space suitable for workbenches, freestanding units, or general storage. The roof void has been partially boarded to create additional mezzanine storage areas.



Location

Dodford is an attractive and well-kept village situated between Weedon Bec and Daventry, just off the A45 amid the gently rolling countryside of west Northamptonshire. The village retains a quiet, rural character yet remains well connected, with the A45 and A5 providing straightforward access to the wider road network.

The neighbouring village of Weedon Bec offers a good range of day-to-day facilities including local shops, public houses, and cafés, while the nearby market town of Daventry provides supermarkets, leisure amenities, and a traditional High Street. The popular Heart of the Shires Shopping Village, home to a collection of independent retailers and galleries, lies only a short drive away.

For commuters, junction 16 of the M1 motorway is within easy reach, offering rapid access to Milton Keynes, Northampton, Coventry, and the wider Midlands. Long Buckby railway station, approximately seven miles away, provides main-line services to London Euston and Birmingham New Street.

The surrounding area offers numerous walks, bridleways, and scenic routes through farmland and along the Grand Union Canal. With attractive countryside on the doorstep and strong links to nearby towns and cities, Dodford offers a well-balanced rural setting for both families and professionals.

Property Information

Local Authority: West Northamptonshire Council

Services: Mains Water, Gas, & Electricity with Drainage via Shared Septic Tank

Council Tax: Band C **EPC:** TBC **Tenure:** Freehold

Broadband: Super Fast Broadband Available - 80Mbps Downloads

Important Notice

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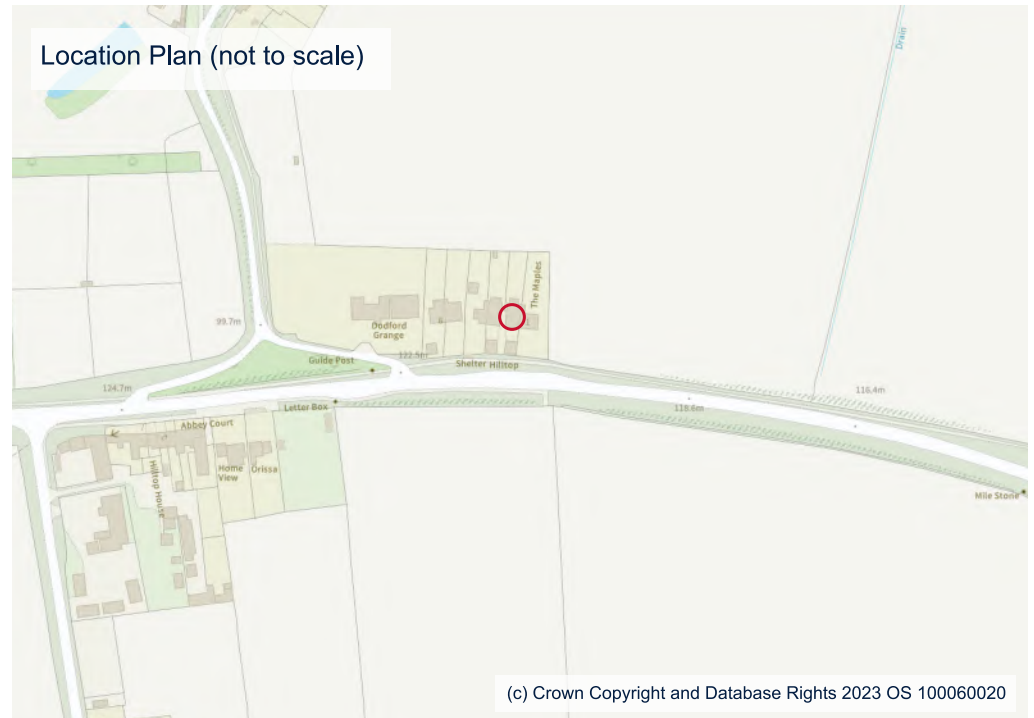
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Please note that upon acceptance of an offer and in compliance with Anti-Money Laundering (AML) legislation we will need to undertake proof of identity and source of funds checks for each purchaser at a cost of £25 per person.

Grand Union Canal



Location Plan (not to scale)



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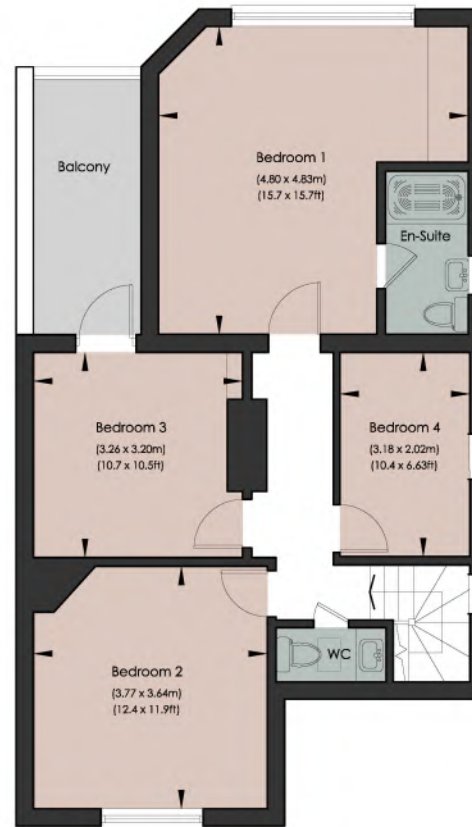
Approximate GIA (Gross Internal Area) Exc. Garage = 162 sqm (1744 sqft)

David Cosby Chartered Surveyors & Estate Agents

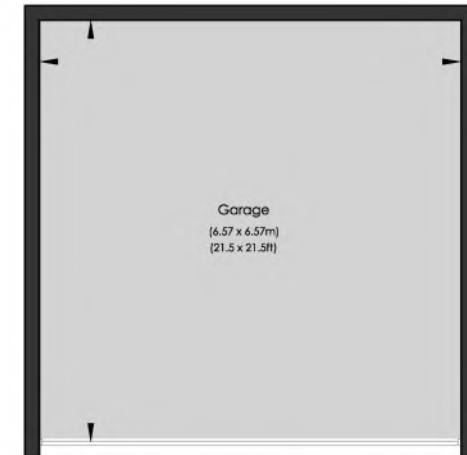
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GROUND FLOOR GIA = 96 sqm (1033 sqft)



GROUND FLOOR GIA = 66 sqm (710 sqft)



GROUND FLOOR GIA = 43 sqm (463 sqft)

(Location Not Relative)



DODFORD

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