



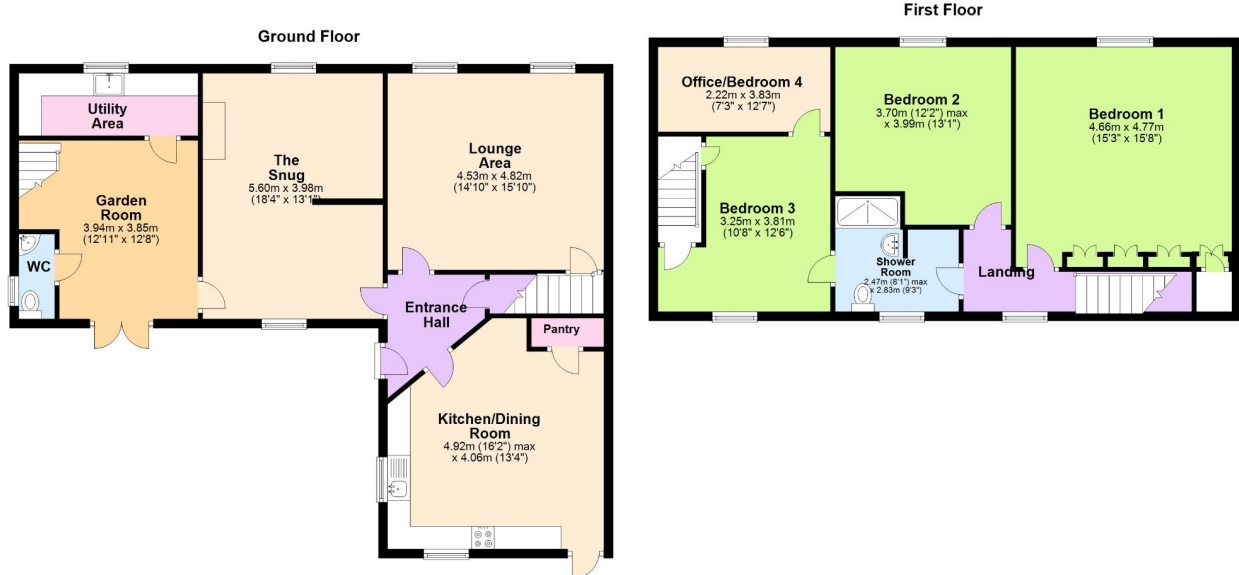
 01327 878926
 www.campbell-online.co.uk
 2 James Watt Close, Daventry NN11 8RJ

campbells

of Braunston












4 Bedrooms | 1 Bathroom | 3 Reception Rooms | Renovated



THE OLD FORGE, HIGH STREET

BRAUNSTON, NN11 7HR

-  Substantial South Facing Private Rear Garden
-  Beautifully Presented Character Cottage
-  Vegetable Plot And Space for Chickens
-  Off Road Parking at The Rear
-  Plenty of Character Features
-  Three Reception Rooms
-  Kitchen/Dining Room
-  Large Paved Patio Area
-  Ground Floor WC



LOCAL PROPERTY EXPERT MARK HEYCOCK

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We purchased our house through Campbells and was so impressed with the service, help and support we received from Mark. He was friendly and professional and always kept us updated and chased others when needed. He was amazing even after completion with the service provided. Would absolutely recommend Campbells!

NAME: Jenny, NN11 - 19th February 2024
ABOUT: Mark

Disclaimer: The information on this property, including floor plans, photographs, videos and virtual tours (available on the Campbells website) has been prepared to give, in our opinion, a fair description of the property. We have tried to detail the information as accurately as possible relying on the owner's input too, but we can't give any accuracy guarantee - all measurements are approximate. None of this information constitutes an offer or a contract, or part thereof. Please make sure you satisfy yourself as to the correctness of each statement contained in these particulars. Campbells have not tested any apparatus, equipment, fittings or services including any heating system so we cannot therefore verify that these are in good working order. We haven't carried out any form of survey and would advise that you make your own arrangements to instruct and obtain a qualified survey report prior to exchange of contracts. Your solicitor will look after all the legal matters relating to this property and agree with the owner's solicitor which items will be included in the sale. If you have any questions or concerns please just ask. Viewings and Offers are to be strictly handled by Campbells. Copyright Warning - You may use any of this material for your personal use, however, you may not reuse any of this information, which includes the pictures, to republish or redistribute or make any of this detail available in any other format to any other party which includes websites, any online platform, media or notice board without prior written consent from Campbells.



Four Bedroom Detached Character Property For Sale In Braunston.

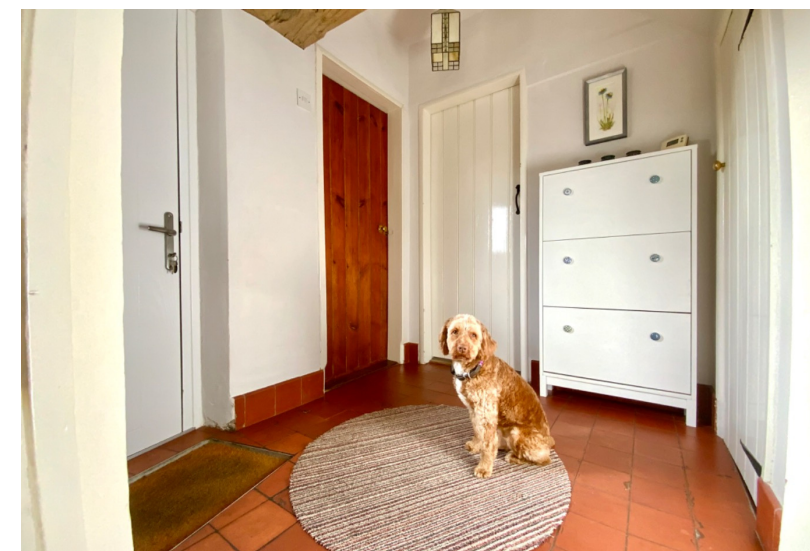
This stunning four bedroom detached cottage for sale in Braunston is centrally located in this popular and lively canal side village. This spacious cottage which was formally the village Forge, offers plenty of character has recently been tastefully renovated to provide an impressive family home with a large, well stocked, private south facing rear garden and off road parking. Steeped in village history "The Old Forge" is believed to date back to the late 1800's and a number of significant improvements have greatly enhanced this generous cottage, yet still keeping plenty of character making the property feel very nostalgic, warm and welcoming. Braunston Village retains a popular community spirit as there is plenty going on within the village. The local amenities are just a few minutes away and include a supermarket, post office, chip shop, garage, butcher, hairdresser and the village primary school. The village also boasts a number of pubs and a church. The accommodation includes, on the ground floor, an entrance hallway leading to a spacious lounge, a large snug which could easily double up as a formal dining room and garden room which offers access to a ground floor WC and a generous utility room. There is also a bright and spacious kitchen/dining room with quarry tiled floors, a range of modern units with an integrated oven and hob.

The rear door from the kitchen area leads onto a raised decked area which overlooks the property's substantial rear garden. The kitchen also offers access to a very useful walk-in pantry. Unusually this lovely property has two sets of stairs which lead to the first floor where you will find four well-proportioned bedrooms and a family shower room with a connecting door to bedroom three. The master bedroom also benefits from plenty of built in wardrobes. Throughout this charming property you will find plenty of quirks and character including exposed wall and ceiling beam, an inglenook fireplace with a wood burner and quarry tiled floors to name just a few. On a historical note, "The Old Forge" was built from Braunston bricks manufactured in the old quarry that can still be seen south of Nibbits Lane and Cross Lane. More modern benefits also include oil fired central heating to radiators and replaced UPVC double glazed windows throughout. To the side of the property is a gated driveway leading to a good sized off road parking area at the rear of the property. To the rear there is a substantial mature south facing garden which is a lovely private and tranquil place to 'sit and chill out' on those warm summer evenings, boasting two large but separated garden areas with a lawn, patio shrubs and small trees on the top garden and behind a small gate a further large garden area which is an ideal space to grow vegetables and have some chickens.



LOCATION

The Oxford and Grand Union canals are clearly a feature of this village along with the busy Marina which can be seen from the rear of the garden and the first floor rear windows - you must take a walk along the canal if you have never been there as it is stunning with rolling countryside surrounding the village making Braunston the perfect place to live. If your work involves commuting the nearby A45, A5, M1 and M6, are easy accessible from the village and the local towns are Daventry and Rugby. If you need a train, Rugby (6 miles) and Long Buckby (5 miles) provide excellent services - you can catch a fast train to London Euston in under an hour.



Council Tax: Band F EPC: Rating F

"If you are looking for a large period cottage in a lively and popular village, this property which sits on approximately 0.25 acre is a great example and must be viewed to be fully be fully appreciated."