



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

campbells

of Bugbrooke



4 Bedrooms | 2 Bathrooms | 2 Reception Rooms | Garage



47 PEACE HILL

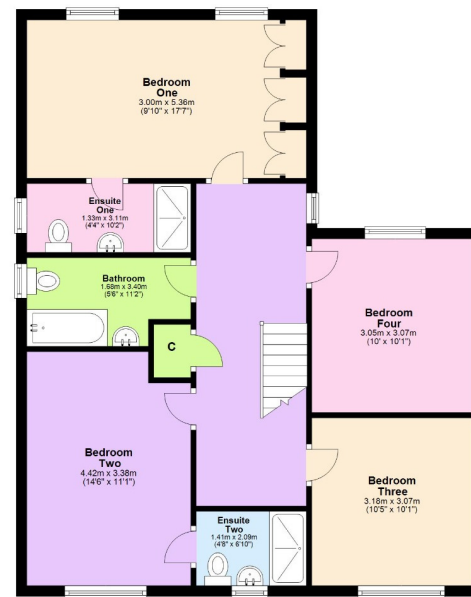
BUGBROOKE, NN7 3RD

- ✓ Large Kitchen/Diner/Family Room To The Rear
- ✓ High Ceilings Downstairs and Large Hallway
- ✓ Four Double Bedrooms and Two En-suites
- ✓ Single Garage and Sizeable Driveway
- ✓ Fantastic Condition Throughout
- ✓ The Perfect Family Home
- ✓ Detached Village Property
- ✓ Three Reception Rooms
- ✓ No Upper Chain

Ground Floor



First Floor



LOCAL PROPERTY EXPERT JAMIE CAMPBELL



01327 878926

07812 063515

jamie@campbell-online.co.uk

Cannot recommend Campbells enough, they have been brilliant from start to finish!

Everyone that we came into contact with was friendly and helpful. They went above and beyond, answering all of our questions and supporting in any way that they could.

Jamie and Sian were a brilliant team and we couldn't have asked for better.

Thank you for making the whole experience so much easier and enjoyable.

NAME: Tom and Laura, NN11 - January 2024
ABOUT: Jamie and Sian

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.



This really is the perfect family home in the highly sought after village of Bugbrooke, Northamptonshire.

This stunning detached property offers four double bedrooms, two en-suite bathrooms, and three reception rooms, making it an ideal living space for growing families. It is also available with no upper chain.

With its desirable location in a peaceful village setting, a private low-maintenance rear garden, and an array of impressive features, this residence is an absolute must-see.

Step through the front door and be greeted by high ceilings and a spacious hallway that sets the tone for the entire property. The spaciousness of this house is very practical and enviable. Sitting at just under 1,700 sq. ft, the bright and airy property flows effortlessly creating a welcoming and warm home. The property has been well looked after and overall is in very good condition.

The heart of this home lies in the large kitchen/diner/family room situated towards the rear. The modern and well-equipped kitchen is perfect for families and entertaining guests. The open plan design seamlessly merges the kitchen with the dining and family area. The kitchen then leads out to the private rear garden through double French doors. In addition to the impressive kitchen/diner/family room, there are three separate reception areas, each offering the opportunity for a unique purpose whether you desire a peaceful space as a study, a cosy lounge, hobby room, play room, separate dining room or living room, this property has you covered.



The current occupants have one reception room dressed as a fifth bedroom, the other a study and third as a lounge.

The four double bedrooms in this house provide ample space and are designed to accommodate both functionality and comfort. Two of the bedrooms boast en-suite shower rooms, allowing for added convenience and privacy. The bedrooms are separated by a spacious landing too. Each bedroom almost feels like it has its own part of the house!

The rear garden is private, backing onto another expansive garden. It is west facing so will benefit from the sun most of the day and particularly in the evening. There is a patio area next to the house but it's mostly laid to lawn. There is also a door into the detached single garage.

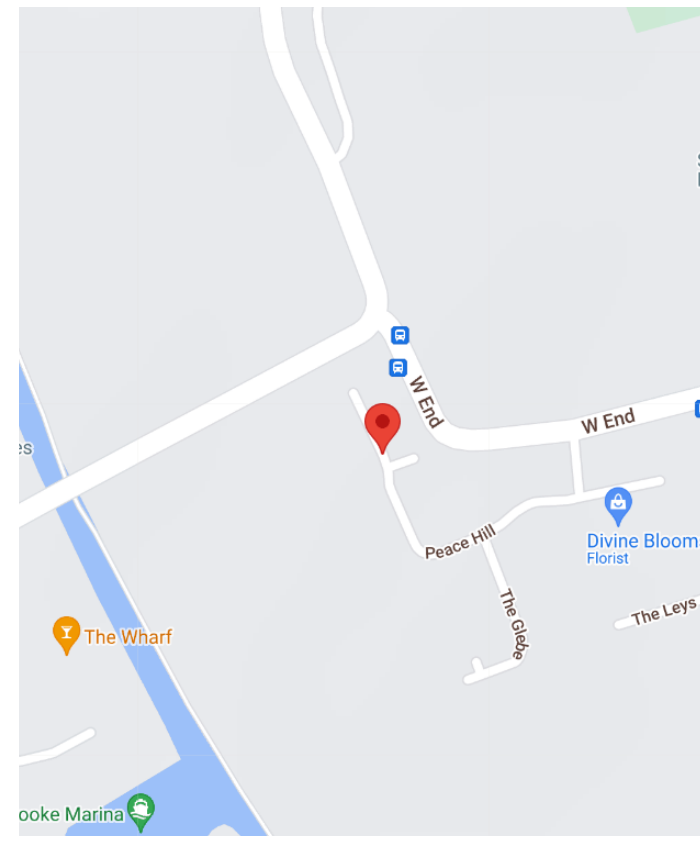
Although the driveway is tandem parking, it comfortably fits two vehicles and is wider than usual, the driveway is approximately 3.5m wide and 12m long if that helps. The porch at the front of the property really improves the front aspect.

The property itself is only 10 years old and has gas central heating, UPVC double glazed windows and EPC rating of a B - making it very efficient.



LOCATION

The village of Bugbrooke is a popular location in Northamptonshire, it has retained much of its rural charm and character and is very popular with all demographics. There is a Nursery for infants from six months to five years. Additionally, the highly regarded Quinton House School is situated in Upton Hall, Northampton, while Northampton School for Boys and Northampton High School are conveniently located in the town too. The village has a strong sense of community, with a range of social events and activities for residents of all ages, as well as offering a huge variety of local amenities, including doctors' surgery, two hair salons, a beauty salon, a community café, a village store, a Post Office and there is even a pet shop. Bugbrooke also has a Rugby club, football club, cricket club, tennis club, bowls club and table tennis club. There is also a choice of village pubs including 'The Bakers Arms,' and 'The Wharf' - both located within the village. If your work involves a commute, Bugbrooke is conveniently located for easy access to the A45/A5 and the M1. For shopping, the local towns are Northampton, Daventry and Towcester and there is also a regular bus service. Set in the Northamptonshire countryside there are plenty of country or canal side walks almost on your doorstep. Bugbrooke has a rich history dating back to the Saxon period, with several historic buildings and landmarks to explore.



Council Tax: Band F EPC: Rating B

“With no upper chain and in fantastic condition throughout, this property is ready for you to move in. Don't miss out on this opportunity to own this magnificent family home.”