



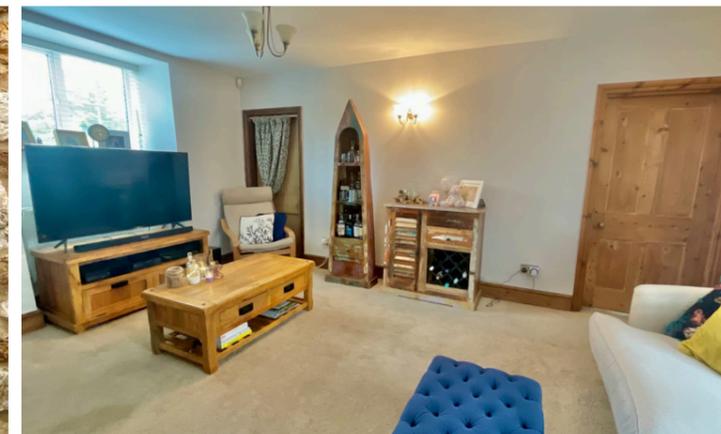
 01327 878926
 www.campbell-online.co.uk
 2 James Watt Close, Daventry NN11 8RJ

campbells

of Pattishall



3 Bedrooms | 3 Bathrooms | 3 Reception Rooms | Many Period Features

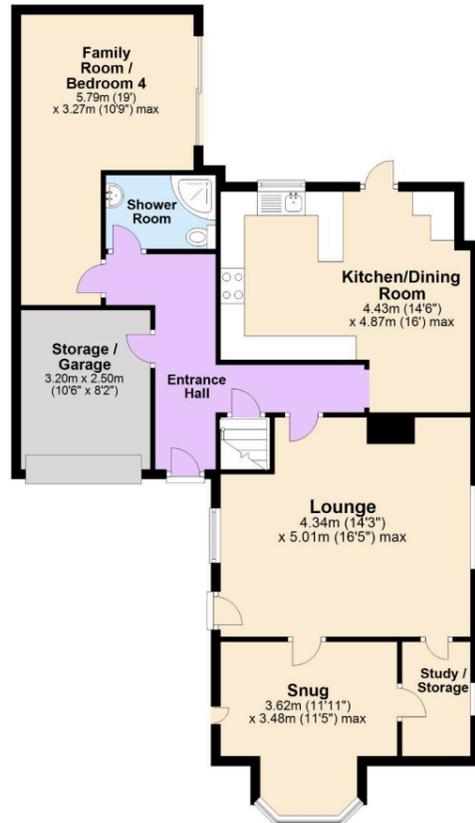


18 THE CRESCENT

PATTISHALL, NN12 8JS

-  Off Road Parking and part Converted Garage
-  Three/Four Reception Rooms
-  Original Village Post Office
-  Good Location For Commuting
-  Kitchen/Dining Room
-  Sunny Rear Garden
-  Three/Four Bedrooms
-  Three Bathrooms
-  Detached Cottage

Ground Floor



First Floor



LOCAL PROPERTY EXPERT STAN FRENCH

 01327 878926

 07980 668096

 stan@campbell-online.co.uk

From the start Stan was really helpful, from valuation, to quotation, house brochure he put together etc. The viewings went smoothly with Stan and the team conducting all viewings for me, and the sale of the property went smoothly and quickly. I would recommend using Campbells, they performed a really good job and I would like to thank Stan and the team for helping me to sell my property.

NAME: Lee, Daventry - 17th April
ABOUT: Stan



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.



Three Bedroom Detached Cottage, For Sale, in the Northamptonshire Village of Pattishall.

Sitting in the middle of the prized Northamptonshire village of Pattishall is this extended three / four bedroom cottage, which was the former village Post Office. The property offers versatile living as it has three bedrooms, three bathrooms, and three reception rooms, as well as the kitchen diner. The third reception room is currently used as a family room leading out to the sunny rear garden but could easily be used as a bedroom with en-suite or, office space, you could even run a small business from here? The choice is yours, check out the floor plan. As you approach the cottage, you are greeted by a quaint exterior that exudes character, with traditional stone and brick walls, and there is also the bonus of the original post box and shop door. Once inside, the property has many period features that sit alongside the contemporary finish. The ground floor boasts a good sized living room with multi fuel burner, snug with the bay window, a part converted garage, perfect for the family bikes and storage, a shower room and the versatile third reception room, there is also the bonus of the original office for the Post Office, which can be accessed from the lounge or the snug.

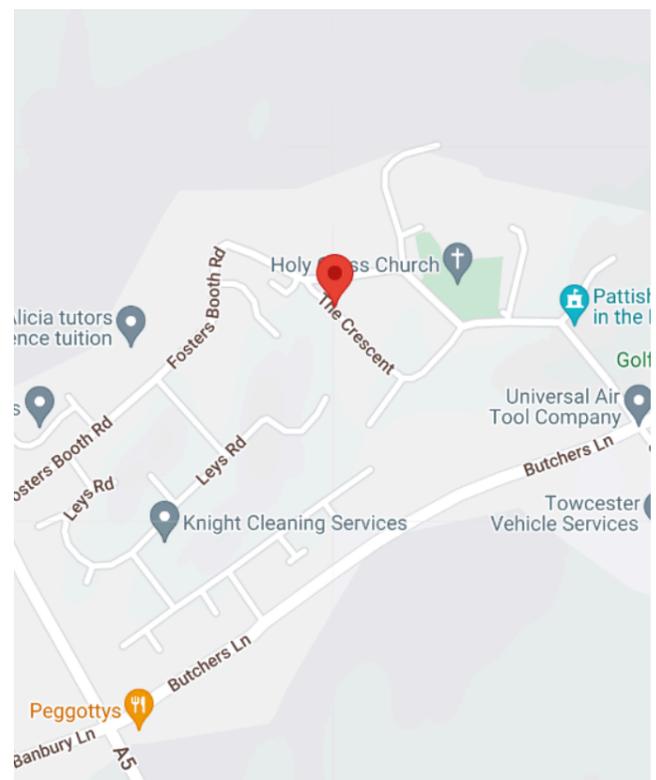
The heart of the house is, of course, the kitchen/diner, this is a bright and open space with plenty of room for all the family, there are integrated appliances, breakfast bar, plenty of cupboards and drawers; room for the dining table and, with the rear door which leads to the garden. Upstairs you will find a bright landing, three good-sized bedrooms, with en-suite to bedroom three, and the family bathroom with its roll-top bath and separate shower. To the outside you have off road parking and access to the garage via an electric door. To the rear is a low maintenance secure, private, and sunny garden with electric awning, and there is the well planted side garden, also being in the heart of the village means you have a pleasant outlook, and it is very tranquil and quiet...you only have to step outside your front door and you have many countryside walks. The current owners have loved and maintained the property to a high standard throughout, having reinstated the chimney and fitting a multi fuel burner, replaced the boiler, and kept the décor up to date. These are just a few of the improvements that have been carried out.



LOCATION

Pattishall is situated in the south Northamptonshire countryside off of the A5 between Towcester and Weedon, the village boasts a church, village hall with a large playing field with football, cricket and tennis facilities. The village school feeds into the well regarded Bugbrooke and Sponne Schools, other local amenities can also be found at either Greens Norton, Silverstone or Towcester, having an array of shops, public houses and restaurants.

If you need to commute there is good access to the main road network, including the A5, M1 motorway at junction 15a, the M40 and A43 with main line train stations at Milton Keynes and Northampton offering services to London Euston and Birmingham New Street.



Council Tax: Band E EPC: Rating F

“All in all, this is a great versatile family home with lots of character and charm, but fits in with the modern day lifestyle.”

