



April Cottage, Church Street, Newnham, Northants, NN11 3ET

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Your personal estate agent **exp** uk

April Cottage, Church Street
NEWNHAM, Northamptonshire
NN11 3ET

Guide Price: £750,000

Formerly 'The Off-License' this delightful cottage retains many of its original features from its days as a Beer House, and has been thoughtfully refurbished to create a stunning family home. Occupied by the same family for over 40 years, its owners have successfully blended its original charm and character with modern day living comforts to create a charming, quintessentially English country home.

FEATURES

- Historically Significant Semi-Detached Cottage Retaining Original Features
- Sympathetically Renovated & Extended by its Current Owners
- Recently Extended Kitchen / Dining / Family Room with Underfloor Heating
- Charming, Cosy Sitting Room with Beautiful Inglenook Fireplace
- Four Characterful Double Bedrooms with En-Suite to Master
- Beautifully Landscaped Rear Gardens with Superb Entertaining Areas
- 'Virginia Woolf' Garden Building with Light, Power and Wifi
- Driveway with Automated Gated Access and Ample Off-Road Parking
- Newly Constructed, High Quality, Over-Sized Double Garage



INTERIOR SPACES

Entrance Hall

Formerly the kitchen, this room has been cleverly divided to create an entrance hall with separate utility and study. The entrance hall boasts a seating area and two matching, large fitted cupboards providing ample storage and housing the underfloor heating manifold and recently installed Worcester combi boiler. A low level glass paned door (originally used for delivering beer barrels) provides access to a rear courtyard area, ideal for family pets.

Utility Room / Study

Utility Area

Divided into two areas, the utility room benefits a work surface incorporating sink unit with cupboard under, space for washing machine and tumble drier. A folding door leads to the study area.

Study Area

This area is currently used as a study but could potentially be a downstairs cloakroom. There is a Mullion barred

window to front aspect, (originally used to serve beer) with louvred shutters and a built-in workstation with shelving.

Steps from the entrance hall lead to:

Extended Kitchen/Dining/Family Room

A beautifully extended open plan room offering versatile space with ample natural light, underfloor heating and ash effect floorboards.

Kitchen Area

The extension to the rear of the property has created a spacious kitchen with shaker-style fitted units, quartz worktops and a twin butler sink unit. The fitted appliances include a Neff induction hob with AEG extractor hood over, Neff electric oven, microwave and warming drawer, Neff integral dishwasher and Neff fridge/freezer. The matching central kitchen island provides additional storage, whilst still leaving plenty of room for a family area. The lantern roof allows ample natural light and the bi-folding doors provide access to the terraced area and rear garden beyond.

Dining Area

A spacious dining area situated to the front of the property featuring a beautiful inglenook fireplace with a wood-burning stove set on a stone slab hearth. There is a window to the front aspect with louvred shutters.

Sitting Room

A charming, cosy dual aspect room with ample natural light and featuring an inglenook fireplace housing a multi-fuel stove. There is a built-in entertainment unit to chimney recess, window seat to the front and a small, recessed niche to one wall. The floor is finished in sanded, chalk-painted pine boards.

Split Level Landing

The staircase is accessed off the dining room and is split into two levels, the first level providing access to the family bathroom and bedroom three.

Bathroom

Tastefully re-fitted family bathroom with panelling to half wall height and fitted with a suite comprising a contemporary bath







with shower attachment, wash hand basin with storage unit under and wc with a concealed cistern. Window to rear elevation with Louvre shutters and a Victorian style column radiator with towel rail.

Bedroom Three

A double bedroom with window to front aspect with Louvre shutters and window seat under.

Open Central Landing

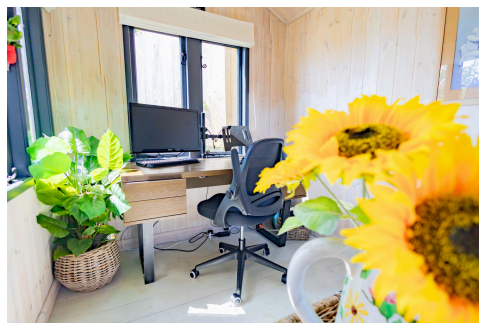
Accessed from the split level staircase, the spacious landing provides access to the three remaining bedroom and offers a versatile space that would make an ideal reading area. The window to the rear elevation overlooks the kitchen lantern roof and has potential to create a 'green roof'.

Bedroom Two

A delightful dual aspect double bedroom featuring a cast iron fireplace (not in use) and benefitting from a built-in wardrobe.

Bedroom Four

Window to front aspect with Louvre shutters and a characterful recess to chimney breast providing useful storage space.



Master Bedroom

Leading off from the open central landing, steps rise to the master bedroom. This delightful, spacious room enjoys stunning views over the rear garden and countryside beyond. The traditional window seat, exposed white washed stone chimney breast and vaulted ceiling with its painted roof timbers adds to this bedroom's charm. There is a good sized dressing area with two sets of fitted wardrobes. A half staircase rises to the en-suite bathroom.

En-Suite Bathroom

A charming room with vaulted ceiling and Velux window to the rear aspect with far reaching views towards Badby Woods. The suite comprises a wash hand basin set within an attractive wash stand, freestanding roll top bath with mixer tap over and wc. There is also a Victorian style column radiator with towel rail and panelling providing access to additional storage areas. The exposed white washed chimney breast adds to the charm of this room.

OUTSIDE

Front

An attractive, traditional front aspect with a raised ironstone planter and well tended box hedges and climbing roses. A traditional style front door leads to the entrance hall. Steps to the right hand side of the property lead to the gated access and into the side and rear gardens.

Rear

A beautifully landscaped rear garden, perfect for outdoor entertaining and relaxation. Steps rise from the kitchen area to a raised patio to the right, with brushed chrome balustrades and tempered glass panels. As well as a substantial seating area, access can also be gained to the garden building. The remainder of the garden is beautifully landscaped with a variety of perennials set amongst borders and lawn areas with a lime shingle pathway bordered with red bricks leads to the parking area and double garage. There is a further patio with firepit (not included in sale), a timber pergola with swing, mature trees, a large

aluminium framed glasshouse and a traditional corrugated Anderson shelter adding to the gardens charm and character.

Garden Building

A Malvern Garden Building, known as 'The Woolf Shed' provides an external office/studio space. This unique structure, which featured at the Chelsea Flower Show, was inspired by Virginia Woolf's essay 'A Room of One's Own.' With light, power and WIFI connection, this building is tucked away to the side of the property.

Driveway and Off-Road Parking

The garage is accessed via a driveway located between The Old Smithy and No.1 Church Street. The driveway is owned by April Cottage and three neighbouring properties have a right of way to pass over the driveway to reach their properties. Located at the end of the driveway is a double automated timber vehicle gate with adjacent pedestrian gate giving access to April Cottage's garden, with ample off-road parking for several vehicles and a recently constructed garage.



Double Garage

A recently constructed oversized double garage with two Somfy electric roller shutter doors. The garage benefits from a separate fused electrical supply.

Location

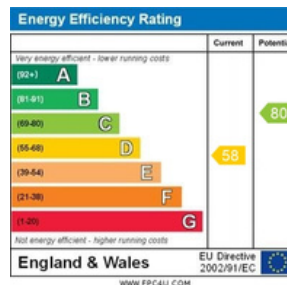
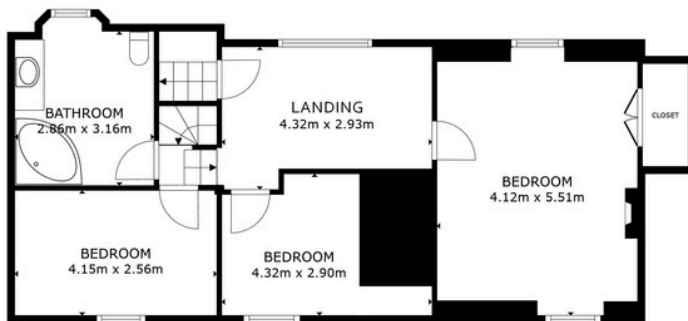
Newnham is an exceptionally popular village in this part of the County, situated only a few miles from Daventry town for its local conveniences, but enjoying the benefits of the open countryside & the many public footpaths it has to offer. The village boasts amenities to include 'Maria's Kitchen' formerly The Romer Arms pub, St Michael and All Angels Church, village primary school, allotments & an active village hall, as well as many local groups & activities. The village has its own website where you can access information about village events and activities. (newnhamvillage.co.uk). Newnham is conveniently located approximately 2 miles away from Daventry for your day to day shopping needs. Travelling in an easterly direction gives access to the A45 to Northampton and M1(J16) approximately 10 miles away. The local rail stations are Long Buckby, Rugby, Northampton and Banbury, with services reaching London, Birmingham and the rest of the country. Daventry Area Community Transport (DACT) scheme offers transportation for the elderly and disabled for hospital appointments or other medical purposes.

Important Information

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Only fixtures and fittings mentioned in these particulars are included in the sale, all other items are specifically excluded. Photographs and other media are provided for general information and items shown are not included in the sale unless specified in the sale particulars. Where property alterations to the property have been undertaken, buyers should check that relevant permissions have been obtained. None of the fixtures, fittings, services and appliances have been tested by the agent, are not certified or warranted in any way and therefore no guarantee can be given that they are in working order. Floorplans are provided for reference only and measurements are approximate. Purchasers are responsible to make their own enquiries with the appropriate authorities in relation to the location, adequacy and availability of mains water, electricity, gas, drainage and any other services. If you have any particular questions, let us know and we will verify it for you. These particulars do not constitute all or part of a contract. The full EPC report can be located at <https://find-energy-certificate.service.gov.uk/energy-certificate/2683-3041-2208-8564-3204> or contact the agent for a copy in PDF format.



GROSS INTERNAL AREA
FLOOR 1 103.2 m² FLOOR 2 74.1 m² FLOOR 3 31.6 m²
EXCLUDED AREAS: REDUCED HEADROOM 6.6 m²
TOTAL: 208.9 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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