



**SKILTON & HOGG**

ESTATE AGENTS

DAVENTRY & VILLAGES

# Chapel Lane, Charwelton, Northamptonshire, NN11 3YU

Offers Over £435,000

3 1 2



\*\*\* THE FIRST \*\*\* Alpha Cottage in Charwelton comes to the market for sale. Named as such as likely to be one of the primary residences in the location back in the 1840s when it was first built. Originally owning a large amount of land across Chapel Lane, this marvellous detached home still retains a good-sized portion of land with its expansive garden. Currently offering three bedrooms but with approved planning consent for a two-storey extension to the rear which would turn what is already a great home into a big one! Located in the ever-popular village of Charwelton, just to the south of Daventry, enroute to Banbury. The A361 offers fantastic access to not only the local towns but further afield and the motorway networks. With its stone walls, wood burners and fireplaces, rustic charm, and stunning setting, this home must be viewed to appreciate what is on offer. EPC E. C/Tax Band E.



### General Information

TENURE: we understand from the vendors that the property is freehold with vacant possession on completion. SERVICES: all mains' services apart from gas are connected but not tested. Heating and Hot water is via an Oil fired boiler. The telephone is available subject to the appropriate telephone company's regulations. Skilton & Hogg have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their surveyor or Solicitor.

PROPERTY BUILD TYPE: We are advised that the property is of Standard construction - Brick/Stone with Slate/tile roof. BROADBAND: Is available according to public records and currently supplied by BT. Buyers are advised to check before purchasing. A buyers property guide is available online with further information.

LOCAL AUTHORITY: Daventry/West Northamptonshire  
COUNCIL TAX BAND: E

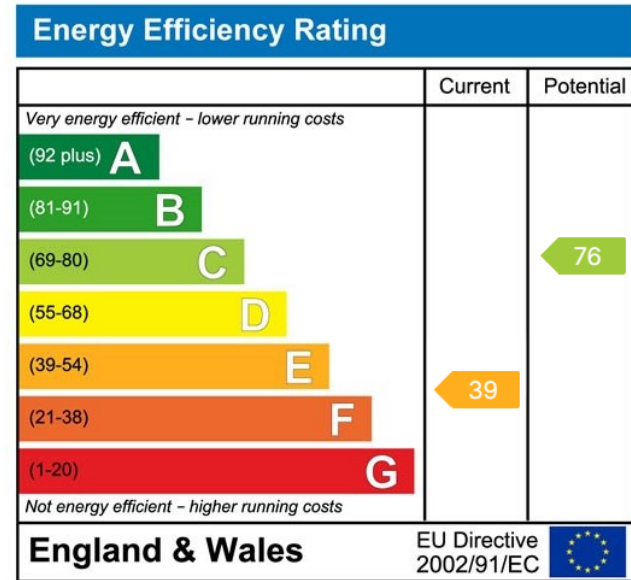


ENERGY PERFORMANCE RATING: E FLOOD RISK: Very Low



SKILTON & HOGG ESTATE AGENTS  
 TOTAL FLOOR AREA : 1005 sq. ft. (93.4 sq. m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with MetreX CS224

- Detached Period House
- Large Garden
- Lounge & Dining Room
- uPVC double glazed
- EPC E
- Three Bedrooms
- Panning Consent for Two Storey Ext.
- Oil Fired Central Heating
- Off Road Parking
- C/Tax Band E



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