



# Watling Street Potterspurty Towcester NN12 7QD

for sale  
**£450,000**



## Property Description

**\*\*Charming 3-Bedroom Stone Cottage with generous rear garden, off street parking, carport, and garage. \*\***

This delightful stone-built character cottage, built in 1574 it was originally an Elizabethan timber framed house which was incased in stone in 1707 by William Addington offers a perfect blend of period charm and modern comfort. The property boasts a wealth of character including exposed beams and brick work along with beautiful high ceilings.

Inside, the home features a spacious lounge with stunning Inglenook fireplace, an inviting dining room and well-equipped kitchen. Alongside a separate utility room, downstairs shower room and bright and airy family room to the rear. The property benefits from three generously sized bedrooms, providing ample space for family living or accommodating guests. Along with a delightful family bathroom.

Externally, the beautifully presented stepped garden offers privacy and a glorious sun trap in the serene outdoor retreat, with plenty of space for gardening, leisure, or alfresco dining. The property also includes an additional summer house. To the rear of the property is a generous space for parking including Car Port with electricity and Garage.

## Entrance Porch

Door to lounge.

## Entrance Hall

Under stairs storage. Double glazed window to garden.

## Downstairs Bathroom

Close coupled w.c., pedestal wash hand basin. Shower cubicle. Double glazed window to garden.

## Lounge

16' 4" into fireplace x 15' (4.98m into fireplace x 4.57m)

Inglenook fireplace with multi fuel burner. Window to front aspect with noise limiting glass and shutters. Window overlooks the family room.

## Dining Room

11' 6" x 14' 5" ( 3.51m x 4.39m )

Window to front with noise limiting glass and shutters.

## Kitchen

8' 7" x 12' 5" ( 2.62m x 3.78m )

Kitchen units to wall and base level with complimentary worktop over. Ceramic sink and drainer. Integrated dishwasher, fridge, and freezer. Extractor. Laminate floor. Double glazed window to front aspect.

## Utility Room

5' 8" x 5' 6" exc built-in cupboards ( 1.73m x 1.68m exc built-in cupboards )

Built-in cupboards. Built in bin storage. Plumbing for washing machine. Door to garden.

## Family Room

13' 8" x 9' 8" ( 4.17m x 2.95m )

Patio doors to garden. Exposed stone wall. Insulated ceiling.

## First Floor Landing

Storage cupboard. Loft hatch. Two double glazed windows.

## Bedroom 1

12' 9" x 11' 2" ( 3.89m x 3.40m )

Window to front aspect with noise limiting glass and shutters. Air conditioning unit.

## Bedroom 2

10' 11" x 7' 6" ( 3.33m x 2.29m )

Original fireplace opening. Double glazed window to garden and shutters.

## Bedroom 3

7' 5" x 14' ( 2.26m x 4.27m )

Large walk-in cupboard. Window to front aspect with noise limiting glass and shutters.

## Bathroom

Walk in shower. Towel rail. Close coupled w.c., pedestal wash hand basin. Double glazed window to side aspect.

## Outside

## Rear Garden

Raised lawn area and patio. Summer house with attached shed. Water tap and electric point. Gated access to garage, carport, and parking.

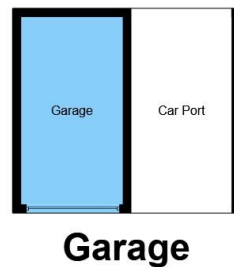
## Garage / Carport

Carport with light and electricity, along with garage also with power and light and up and over door. Parking for multiple vehicles.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**T 01908 563 993**  
**E [stonystatford@connells.co.uk](mailto:stonystatford@connells.co.uk)**

82 High Street Stony Stratford  
 MILTON KEYNES MK11 1AH

**EPC Rating: D**

Tenure: Freehold

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