



Meadow Cottage, 12 Staffords Lane, West Haddon, Northamptonshire, NN6 7AT

HOWKINS &  
HARRISON







# Meadow Cottage, 12 Staffords Lane, West Haddon, Northamptonshire, NN6 7AT

Guide Price: £835,000

A stunning, extended three bedroom detached property finished to the highest of standards, located in the popular Northamptonshire village of West Haddon. Situated on a 0.47 acre plot and overlooking open fields, this property offers character combined with modern day living and includes a Shepherd's hut with fitted kitchenette, workshop, garage and parking for several vehicles.

## Features

- Exposed timbers
- Stunning open plan kitchen/family/dining room
- Principal bedroom with bespoke dressing room and Juliet balcony
- Handmade bespoke fitted kitchen
- Velux windows with electric blinds
- Log burners
- Underfloor heating in the kitchen, bathroom and the principal bedroom
- Shepherds hut with fitted kitchenette, seating and bespoke table
- Workshop
- Garage
- Generous garden
- Total plot extending to just under 1/2 acre
- Open countryside views
- Parking for several vehicles.



## Location

The popular village of West Haddon has a comprehensive range of local amenities which include a village store, church, playing field, three public houses and two restaurants. The village is well placed for the commuter with the M6 motorway beginning at junction 18 of the M1 and the A14 being approximately five miles from the village. Rugby Station offers frequent rail services to London and Birmingham with Rugby to London Euston taking just under 50 minutes. Additional train services are also available from Northampton and the nearby village of Long Buckby. Schooling is well served in the area with a primary school within the village itself and secondary education provided at Guilsborough Academy, both being highly regarded.



## Ground Floor

The property opens into a lobby with door leading to the downstairs cloakroom, fitted with wash hand basin and WC. A step from the lobby takes you directly into a spacious and welcoming entrance hall fitted with limestone flooring, which extends through to the stunning open plan kitchen/family room. Stairs rise to the first floor and a contemporary log burner on a granite hearth provides a focal point to this impressive entrance hall. The kitchen/family/dining room has been fitted to a high standard with bespoke, Hunt handmade cabinetry and drawers with Silestone work surface over and includes a moveable island unit, with useful drawer storage, and a bespoke seating area which complements the kitchen cabinets. The kitchen has been designed to offer functionality alongside beauty in a timeless design. Within the cabinets there are integrated bins and appliances including a two drawer dishwasher, range style cooker, Elica fan, wine chiller, Quooker hot, cold and boiling water tap, fridge and freezer. Full length windows to the rear of the kitchen provide views across the rear garden and countryside beyond, with bi fold doors providing access to the side aspect. The kitchen offers character throughout with numerous exposed oak timbers including a-frames. Adjacent to the kitchen is a utility/boot room fitted with limestone flooring and further bespoke Hunt handmade cabinets, wall panelling and a bench, with a door leading out to the rear garden. There is a Belfast sink, Miele washing machine and tumble drier. The sitting room benefits from a further contemporary log burner and has direct access to the rear garden.











## First Floor

A spacious galleried landing has brace and latch doors providing access to three bedrooms and the family bathroom, along with a linen cupboard. The impressive principal bedroom, which benefits from under floor heating, is of a generous size and ideally located to take full advantage of the views across the rear garden and open fields through the French doors which open to a Juliet balcony. Attractive oak exposed timbers provide a 'wow' factor to the room. Steps lead up to a fabulous dressing room, also fitted with bespoke furniture incorporating wardrobes, drawers and shelving with a Velux window with electric blind providing natural light. There are two further bedrooms, one of which has a handmade fitted desk and cupboards to one wall. The family bathroom features exposed timbers, underfloor heating, limestone flooring and tiling to the splash back areas. There is a shower enclosure with large rainfall shower head and glass shower screen, ball and claw foot roll top bath with mixer tap and handheld shower over, WC and a vanity unit with oak top and wash hand basin.

















## Outside

The property is located at the end of Staffords Lane and is accessed through a five bar gate which leads to a spacious gravelled driveway, which offers parking for several vehicles in front of the oak framed garage and workshop. To the side of the property there is an attractive curved brick wall with a border planted with lavender, a lawn and a pedestrian gate providing access to the rear garden. The rear garden can also be accessed from the driveway which has a working well. Mainly laid to lawn the garden is fairly low maintenance with an attractive paved patio area, ideal for outdoor entertaining, and two wild meadow areas which offer a variety of colour in the summer. There is an established apple tree and low level fencing to the rear to make the most of the most of the neighbouring countryside views. A shepherd's hut is located in the rear garden and is a wonderful place to enjoy an evening drink. Fitted with a log burner and bespoke bench with drawer storage, along with a table which can be used as a dining table and coffee table. The Shepherd's hut also features a kitchenette with hot and cold running water, a fridge and a two ring electric hob, so can be used all year round.



## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.





## Viewing

Strictly by prior appointment via the agents Howkins & Harrison on Tel:01788-564666.

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

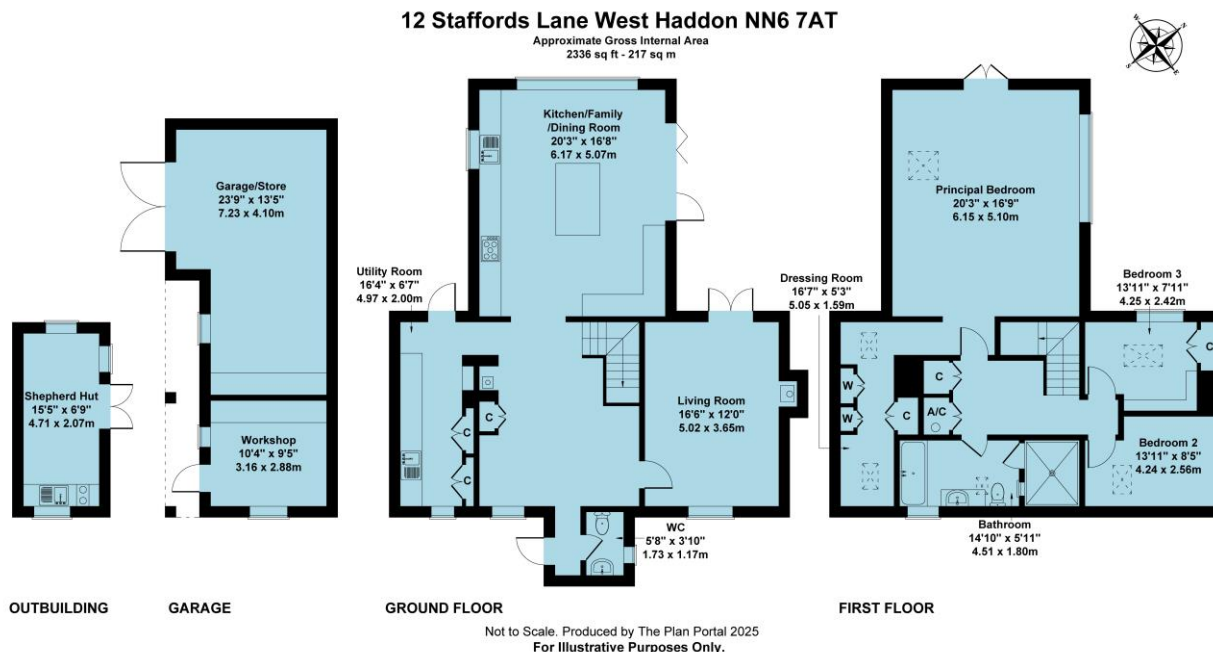
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

West Northamptonshire Council [Tel:0300-126700](tel:0300-126700)  
Council Tax Band- E.

### Energy Efficiency Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92+) <b>A</b>                              |                            |           |
| (81-91) <b>B</b>                            |                            | 88        |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | 69                         |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |



## Howkins & Harrison

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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. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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