



JACKIE OLIVER & CO

Church View Main Street, Abthorpe

In Excess of **£340,000**

Church View Main Street

Abthorpe, Towcester

Offered for sale with no upward chain, is this beautifully presented, character cottage situated in a conservation area opposite the village church, in the village of Abthorpe. The property itself offers an entrance hall, kitchen, sitting room, separate dining area and utility room to the ground floor with exposed stone walls throughout. Upstairs the property has recently had a schedule of works to create the layout you see today with new carpeting throughout. The new layout comprises two double bedrooms each with a re-fitted en-suite, the generous master bedroom also boasts a vaulted ceiling with exposed beams. Outside the rear garden benefits from a south westerly facing aspect and offers views of the church spire, a purpose built timber shed and rear access. The mature front garden is adorned with an array of plants and flowers complementing this delightful cottage.

Council Tax band: C

Tenure: Freehold

- Video Tour & 360 Walkthrough Available
- Character Cottage
- Two Double Bedrooms with Newly Fitted En-suites
- Sitting room & Dining Area
- Front & Rear Gardens
- Village Location
- No Upward Chain





Entrance Hall

Entered via a hardwood door from the front under storm porch. Radiator. Exposed original beams. Recessed ceiling spotlights. Wooden flooring.

Kitchen

Fitted with a range of base and eye level units with working surface over incorporating pull out storage in the corner units. There is a one and a half bowl stainless steel sink and single drainer unit with mixer tap over, and Integrated 'fridge, freezer and plumbing for a dishwasher*. Space for fridge/freezer. Built-in electric oven with four ring halogen hob and extractor hood over. Ceramic tiled splashbacks. Window to the front. Radiator. Quarry tiled flooring. Original beams. Recessed ceiling spotlights. Exposed brickwork. Under-unit lighting. *the plumbing for the dishwasher is currently behind some removeable shelving.

Sitting Room

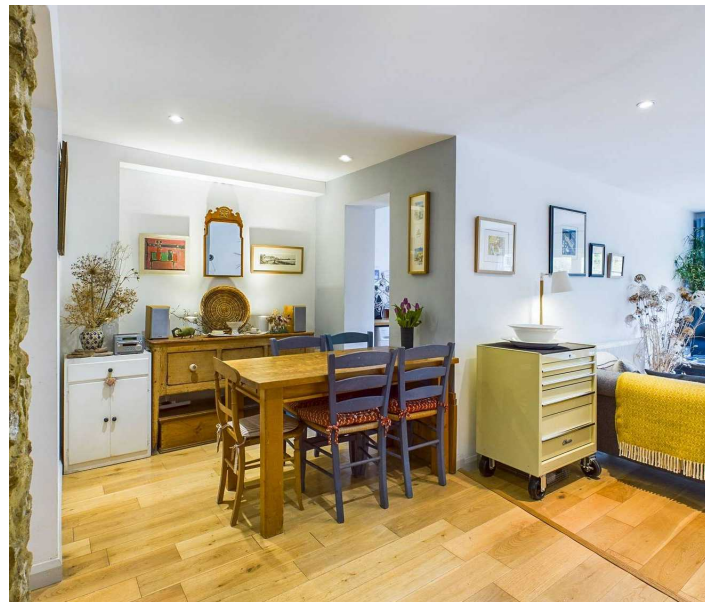
Large French doors with a window on either side leading to the rear garden. Telephone point. Television aerial point. Recessed ceiling spotlights. Wooden flooring. Radiator.

Dining Area

Radiator. Recessed ceiling spotlights. Stairs to the first floor with exposed stone wall. Built-in under-stairs storage cupboard. Open plan into the sitting room. Wooden flooring.

Utility Room

Stable door and window into the rear garden. Plumbing for washing machine. Radiator. Recessed ceiling spotlights. Quarry tiled flooring.





Landing

Recessed ceiling spotlights. Access to loft space. Built-in storage cupboard housing the floor mounted electric fired boiler serving the radiator central heating system and domestic hot water.

Master Bedroom

Vaulted ceiling with exposed beams and recessed ceiling spotlights. Window to the front. Radiator. Television aerial point. Telephone point.

En-suite Shower Room

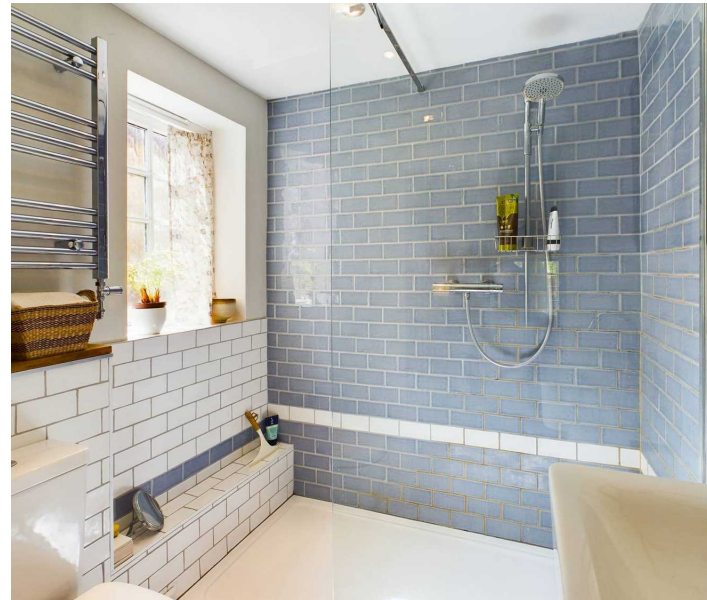
Re-fitted with a three piece modern suite comprising a walk-in double shower enclosure, a wash basin and a W.C. Tiled surround. Window to the side. Heated towel rail.

Bedroom 2

Window to the rear. Fitted shelving and feature wood panelling. Radiator.

En-suite Bathroom

Re-fitted with a three piece suite comprising a bath with handheld shower attachment over and a folding glass screen, a wash basin and a W.C. Window to the rear. Heated towel rail.





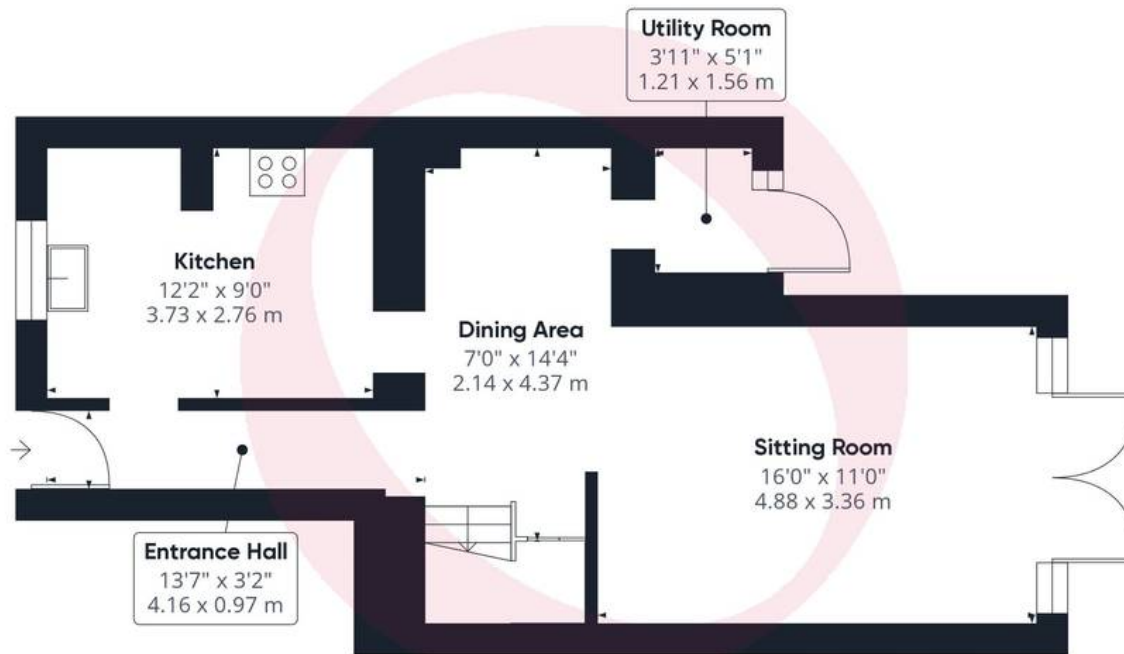
REAR GARDEN

The rear garden enjoys a south westerly facing aspect and is fully enclosed by timber fencing. Tiered over 3 levels, a paved patio seating area lies adjacent to the sitting room with sleeper steps leading up to the central section. Here the space is laid to lawn with a number of brick built flower beds to the left hand side. Further sleeper steps lead up to the final level where a purpose built timber shed resides as well as rear access to the cottage. This is via a timber garden gate to the front of the terrace along a paved pathway shared with Middle Cottage & Primrose Cottage.

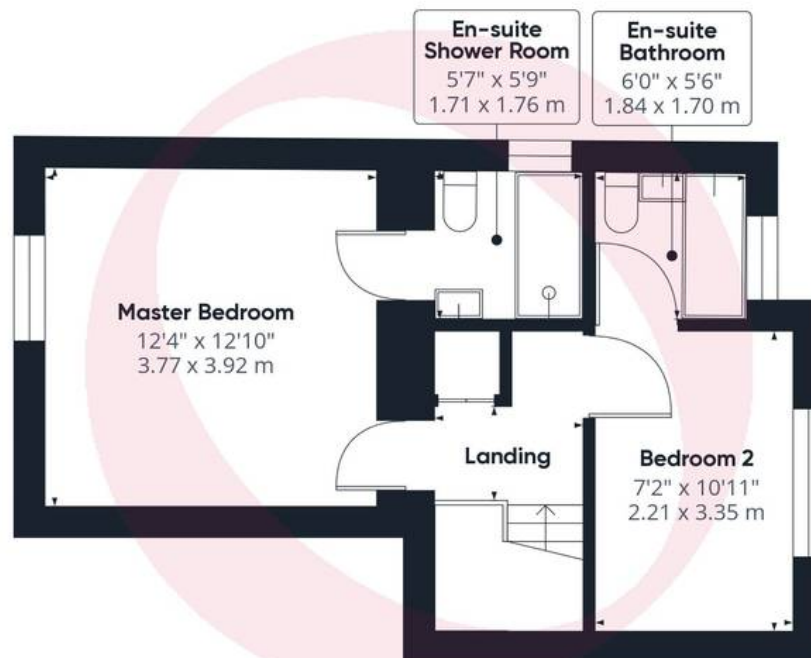
FRONT GARDEN

Fully enclosed by brick walling, the front garden has a large variety of mature shrubs with a pathway leading to the front door from a wooden picket garden gate.





Floor 1



Floor 2

Approximate total area⁽¹⁾

828.64 ft²

76.98 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



 JACKIE OLIVER & CO

Jackie Oliver & Co Estate Agents, 148 Watling Street East - NN12 6DB

01327 359903

hello@jackie-oliver.co.uk

www.jackie-oliver.co.uk/