



ESTATE AGENTS



GREENER **Country** HOUSES & COTTAGES

Catesby House 21 Church Street, Cogenhoe, Northampton, NN7 1LS

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Catesby House is a very attractive individual five bedroomed period stone house situated on a quiet no-through road in the popular Northants village of Cogenhoe. The present vendor has carried out a number of improvements that includes a two storey extension, refitted kitchen and complete redecoration programme. The accommodation comprises; entrance hall, lounge, family room, kitchen/breakfast room, utility room and cloak room. To the first floor are five bedrooms with an ensuite and dressing room to the master and a family room. Outside is a front garden with driveway giving off road parking leading to the double garage. There is a good sized, well stocked rear garden which is mainly laid to lawn and has a workshop and outbuilding. The garden enjoys a sunny aspect and high degree of privacy.

Price £750,000 Freehold

ACCOMMODATION

ENTRANCE HALL

14'10 x 10'2
Enter via original hardwood front door with leaded glass window and a radiator. Stairs to first floor, tiled flooring and original sash window to rear. Door to:-



FAMILY ROOM

18'6 x 14'5
There is a fireplace with multifuel log burner, stone hearth and wooden mantel. Two bespoke storage cabinets and shelves, radiator and wall lights. There are windows to the front and rear.



LOUNGE

22'3 x 13'6
There is a fireplace with a gas fire and granite hearth and stone mantel. Two windows to front and rear with original beams. Door to:-



KITCHEN / BREAKFAST ROOM

19'2 x 13'6
Superb extended refitted bespoke kitchen comprises range of base and eye level units with granite worktops and one and a half bowl sink with Quooker tap in the central island. Appliances include five ring gas hob with extractor, two built-in ovens and built-in microwave. There is a further gas AGA cooker in recess with extractor, built-in dishwasher and large fridge. There is tiled flooring, space for table and two windows to the side. Bifolding doors and doors to:-



UTILITY ROOM

10'1 x 8'8
Fitted with a range of base and eye level units and tiled flooring. There is plumbing for washing machine and space for drier. Single sink and drainer with mixer tap, radiator and window to side and rear. Door to garden and door to:-

CLOAK ROOM

9'3 x 4'4
Comprises WC, wash hand basin and coat hangers. It has half tiled with window to side.

FIRST FLOOR

LANDING

18'4 x 2'6
Radiator, three windows to the rear and loft access with pulldown ladder. Door to:-



BEDROOM ONE

15'8 x 12'5
There are two windows to the rear, double radiator and double built-in wardrobes. Door to:-



DRESSING ROOM

8'6 x 7'0
Two built-in double wardrobes, radiator and window to rear. Loft access and door to:-

EN SUITE

7'10 x 4'5
Comprises WC, wash hand basin and vanity unit with storage below. Corner shower cubicle with rain head and hand held shower attachment and glass door. Radiator, tile splashback and obscure glass window to rear. There is also an extractor.



BEDROOM TWO

13'7 x 11'0
Window to front and rear, radiator and built-in triple wardrobe with storage above. Doors to:-



BEDROOM THREE

13'5 x 10'4
Window to front and radiator. Storage and airing cupboard housing the recently installed wall mounted combination boiler.



BEDROOM FOUR

13'4 x 10'5
Accessed through Bedroom Two. Window to front and rear and radiator. This room is currently used as a study which has loft access.



BEDROOM FIVE

11'3 x 7'4
Window to rear and radiator.

BATHROOM

9'3 x 8'0
Comprises free standing claw foot bath with Victorian style attachment and shower attachment. Double walk-in shower with glass screen, wash hand basin and vanity unit with storage below. Tile splashback, window to front and it is fully tiled.



SEPERATE WC

Comprises WC, wash hand basin and is fully tiled. There is a storage cupboard and window.

OUTSIDE

FRONT GARDEN

Enclosed by stone walling, mature flower and shrub borders, bushes and lawn. Steps lead to the front door and to there are steps that lead to secret door to the side. There is also a driveway giving off road parking and leading to the double garage.

DOUBLE GARAGE

Remote control up and over door, power and lighting. Access door to garden.

REAR GARDEN

The very well stocked rear garden has large stone and patio area, the remainder of the garden is mainly laid to lawn with mature flower beds, bushes and trees. There is also a pond, shed and two stone outbuildings where one is currently being used as a workshop with power and lighting, window and door and the second outbuilding has power and lighting and door. The rear garden is enclosed by stone walling and wood panel fencing. It faces in a South Westerly direction enjoying a sunny aspect and high degree of privacy.



LOCAL AMENITIES

Within the village there are Church of England and Methodist Churches, a Public House, a Post Office, a Newsagents, a General Store, a Village Hall and the Recreation Ground for bowling, cricket and football clubs. Primary education is available at The Cogenhoe Primary School and secondary education is at The Wollaston School. References to schools should not be taken to mean that the property concerned is within the school catchment nor that the schools mentioned have places available.

SERVICES

Gas, water and electrics are connected.

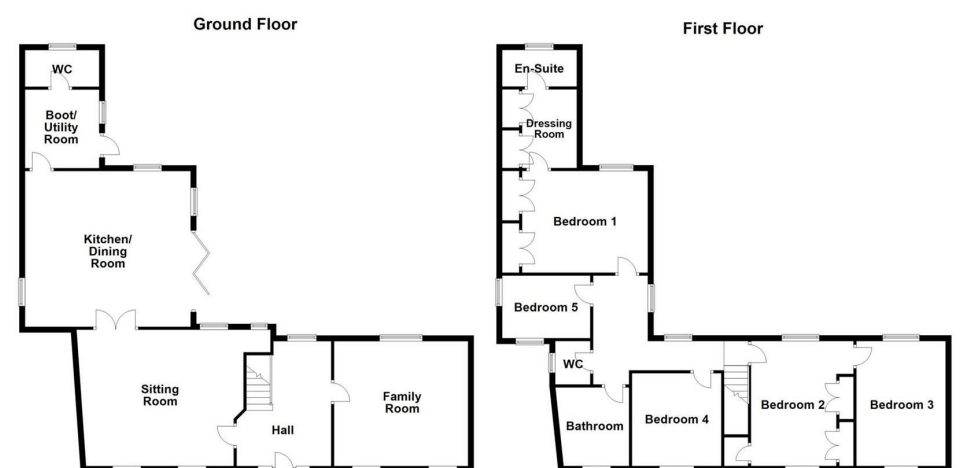
COUNCIL TAX

Tax Band F.

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HOW TO GET THERE

From Northampton town centre take the A4208 Bedford Road for approximately two miles then turn left where its signposted Little Houghton. Proceed through the village and at the cross roads by the Church turn left and proceed out of the village. Continue along this road for approximately one mile to the next T-Junction and turn left then immediately right into the village of Cogenhoe. Follow the road through the village and turn left into Church Street where the property can be found on the left hand side.



For illustration purposes only - not to scale