



ESTATE AGENTS



GREENER **Country** HOUSES & COTTAGES



26 Church Lane, Brafield On The Green, NN7 1BA

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A very well presented detached stone cottage situated in the heart of the village overlooking the allotments with access via a five bar gate to a driveway for a minimum of four cars leading to a double garage. The accommodation is set over two floors and comprises; entrance porch, entrance hall, sitting room with wood burner, study area, dining room with wood burner and 16' x 16' kitchen/breakfast/snug with French doors to the rear garden on the ground floor. On the first floor are three double bedrooms with open views across the allotments from bedroom one and three and views across paddocks to bedroom two. There is also a family bathroom and a separate shower room. Outside is an enclosed private rear garden and a large gravel driveway which leads to a detached double garage.

Price £550,000 Freehold

ACCOMMODATION

ENTRANCE PORCH

Enter via glazed double doors to the entrance porch and a further glazed door leads to:-

ENTRANCE HALL

With stairs rising to the first floor and doors leading to:-

SITTING ROOM

15'3 x 10'2

A double glazed window to the front elevation with window seat, feature fireplace with wood burner set on flagstone hearth and oak beam mantle over, suken spotlights, radiator and a walk through leading to:-

STUDY AREA

8'10 x 8'7

French doors opening to the courtyard garden.

DINING ROOM

14'9 x 10'8

Double glazed window to the front elevation with window seat and wooden shutters and a further window to the side elevation also with wooden shutters. Feature wood burner on tiled hearth with mantle over, radiator, oak flooring and doors to cloakroom and kitchen.



CLOAKROOM

A two piece suite comprising low flush WC and wall mounted wash hand basin. Radiator and under stairs cupboard.

KITCHEN/BREAKFAST/SNUG

16'10 x 16'4

Fitted with a range of matching base and eye level units comprising butler sink with mixer tap and cupboard under, integrated dishwasher, washing machine and fridge/freezer, gas Rayburn Cooker with canopy extractor fan over and an additional electric oven with an induction hob above, roll edge work surfaces and tiled splashback areas, tiled floor, double glazed window to the side elevation and step leading up to the snug.



SNUG AREA

Also used for dining with a feature vaulted ceiling with exposed roof trusses and double glazed skylight windows. Double glazed patio doors to patio and rear garden, oak flooring and under floor heating.

FIRST FLOOR



LANDING

Access to loft space. Door to linen cupboard and further doors lead to:-

BEDROOM ONE

14'10 x 11'3

A double glazed window to the front elevation overlooking allotments with radiator under.



BEDROOM TWO

10'11 x 8'8

A double glazed window to the side elevation with views over the paddocks and radiator under and oak flooring.



BEDROOM THREE

10'11 x 8'3

A double glazed window to the front elevation overlooking the allotments with radiator under and oak flooring.



BATHROOM

A three piece white suite comprising panelled bath with mixer tap and shower attachment, wash hand basin and low flush WC, tiled splashback areas, frosted double glazed window to the side elevation and radiator.



SHOWER ROOM

A three piece white suite comprising shower cubicle, pedestal wash hand basin with low flush WC, tiled splashback areas, radiator and a double glazed sky light window.

OUTSIDE

REAR GARDEN

A traditional cottage garden which is well tended and not directly overlooked with a circular patio area leading to a lawn with flower and shrub tree borders, enclosed by hedgerow with door to the garage and gated side access.

SIDE GARDEN

Access via the study area with a gravelled garden with access to a storage area.

DOUBLE GARAGE

A detached double width garage with remotely operated door with boarded mezzanine floor loft space with fitted ladder and skylight windows. Power and light connected and door to the rear garden. Storage shed and log store to the side. Off road parking on gravelled driveway for several cars and entered via five bar gates, access to side storage area which gives access to the courtyard garden.

SERVICES

Mains drainage, gas, water and electricity are connected.

COUNCIL TAX

West Northamptonshire Council - Band E

LOCAL AMENITIES

Within the village there is a Garage/Store, Post Office with butchers, Public House/Restaurant and a Nursery School. The property can be found close to the village green and a duck pond. Easy road access is provided to Northampton, Wellingborough, Bedford, Olney and Milton Keynes as well as two bus routes which pass through the village. Primary Schooling is available at the nearby villages of Denton and Yardley Hastings with Secondary education at Wollaston County School.

HOW TO GET THERE

From Northampton town centre take the A428 Bedford Road for approximately five miles and upon entering the village of Brafield on the Green, Church Lane is further along on the left had signed, sign posted (village only) and the property is just after the allotments on the right hand side.

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Not to scale. For illustrative purposes only