



The Old House, Church Street, Boughton

The Old House, Church Street, Boughton

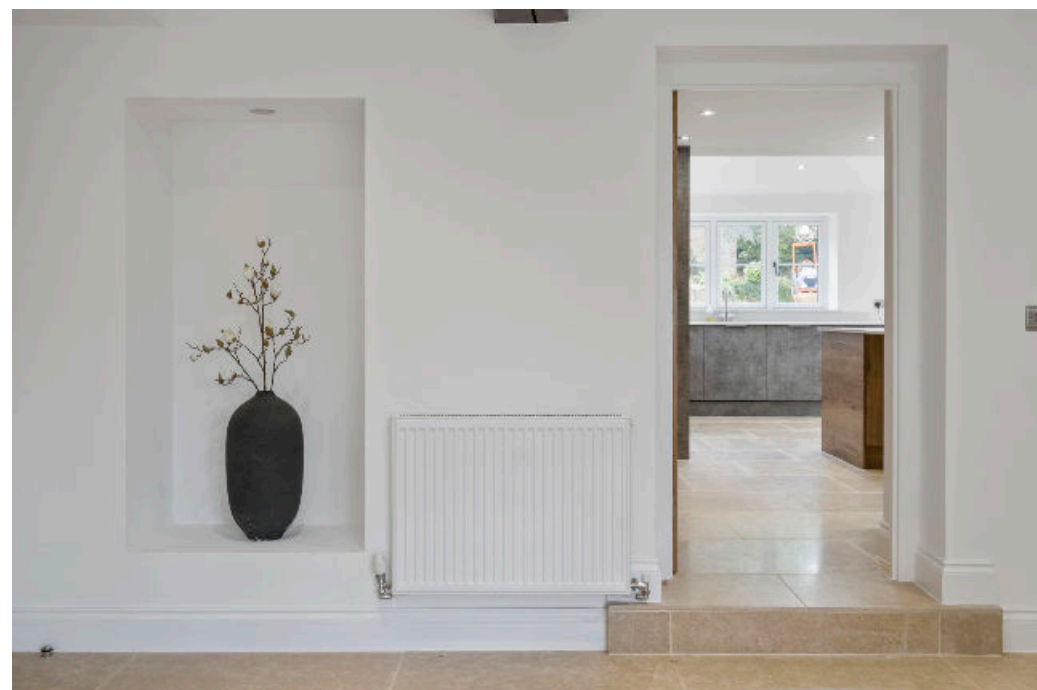
The Old House is situated in the heart of the picturesque village of Boughton, in the Conservation Area, surrounded by stone houses and cottages. The village is situated on the northern fringes of Northampton and is a thriving community supporting many clubs and societies and has a primary school, Church, village hall, public house, park and cricket ground. Further amenities nearby include a small supermarket, post office, Chinese takeaway and the Lissan Indian restaurant. Secondary schooling is in the neighbouring village of Moulton, less than 2 miles away. The A508 Market Harborough to Milton Keynes road runs directly alongside the village giving access to A14, leading to the M1 and M6 motorways at the Catthorpe Interchange.



Tenure: Available freehold

Local authority: Daventry District Council

Council tax band: G





A lovely, completely renovated stone-built village house, with private parking and south-facing garden.

The Old House is a lovely stone-built village house, believed to date from around 1865, in the heart of the village, which has been extensively renovated and remodeled by the vendor, with new services, recessed downlights, decoration, fixtures and fittings and oak doors, while retaining all the character and period features of the old house including ceiling beams.

The accommodation extends to nearly 2,000 square feet and works very well for 21st-century living, with a large kitchen/breakfast/living room opening on to the garden patio and fitted to a high standard with integrated appliances, Corian tops and a breakfast bar. With south-facing windows and high-level roof lights, the kitchen is bathed in sunlight and with a utility room off, with sink and plumbing for washing machine and dryer. The drawing room retains the traditional feel of the property with a brick fireplace with timber surround, exposed stonework and timbers. The dining hall also has a traditional feel, with limestone flooring, with the staircase rising to the first floor with glass balustrade and with understair cupboard and a cloakroom with WC to one side. Boiler room with the central heating boiler and pressurised hot water system with zoned heating with Nest controls.

On the first floor is the south-facing principal bedroom overlooking the garden, with a study/dressing area and en suite shower room. There are steps down to south-facing bedroom two, with bedrooms three and four on the opposite side of the landing. Steps from the landing rise to the family bathroom, with a free-standing bath, WC, basin and separate shower.

Garden and parking

A shared access leads to a parking area with private parking spaces for The Old House. There is a lawned garden and flagstone seating area.

Services

Mains electricity, water, gas and drainage are connected to the property. Gas-fired central heating. Telephone and broadband are believed to be available.





Fixtures and fittings

All those mentioned in these sales particulars, together with fitted carpets and light fittings, are included in the sale. The vendor's solicitors will provide a schedule of items included in the sale.

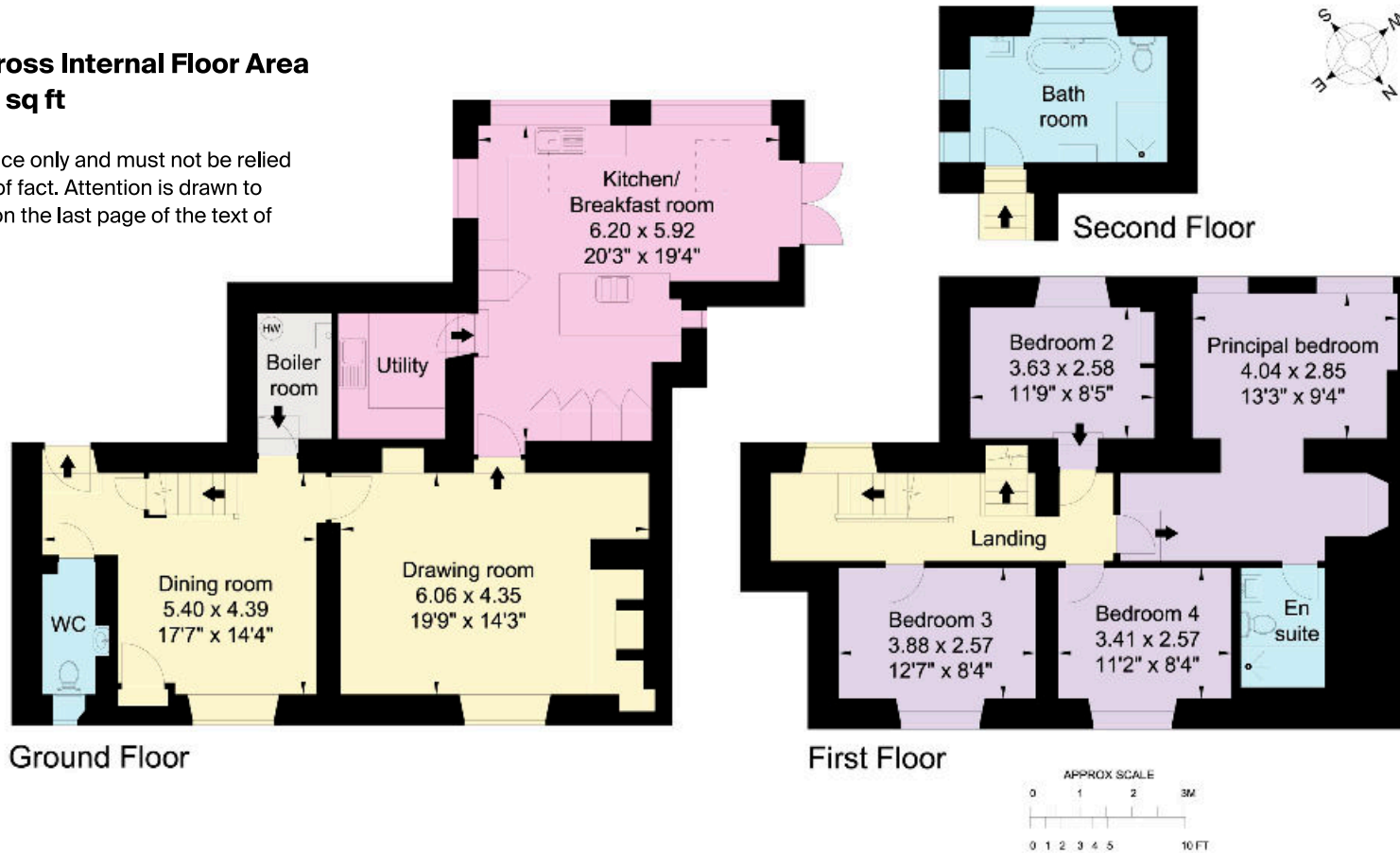
Directions (NN2 8SG)

What three words ///pushes.many.intent



**Approximate Gross Internal Floor Area
182 sq m / 1960 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



**The Old House
Boughton**

Knight Frank
Stratford-upon-Avon
Bridgeway House
Bridgeway
CV37 6YX
knightfrank.co.uk

I would be delighted to tell you more
James Way
+44 1789 206950
james.way@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated September 2023. Photographs and videos dated September 2023.
Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

Date: 20 October 2023
Our reference: STR012368792

The Old House, Church Street, Boughton, Northampton, NN2 8SG

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £780,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

Full details of all our properties and a wide range of services can be viewed online at knightfrank.co.uk. You can also receive early information on new properties coming on to the market by signing up to [My Knight Frank](#).

For additional information or to make arrangements to view the property, please get in touch.

We'd love to help you.

Yours faithfully



KNIGHT FRANK LLP

Enc:

James Way
Partner
+44 1789 206 950
james.way@knightfrank.com

Knight Frank, Stratford
Bridgeway House, Bridgeway, Stratford upon Avon, CV37 6YX
+44 1789 297 735

knightfrank.co.uk

Your partners in property

Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members' names of Knight Frank LLP may be inspected at our registered office.

Regulated by RICS

V4.1 Mar 23