



The Cottage, Banbury, Charwelton, Northamptonshire, NN11 3YY

HOWKINS &
HARRISON

The Cottage, Banbury Road Charwelton, Northamptonshire, NN11 3YY

Offers In Excess Of: £750,000

The Cottage is a very spacious Grade II listed stone and brick former hunting lodge, providing opportunity for six bedrooms and dating in part from the sixteenth century. The property extends to in excess of 4,000 sq ft.

The property contains many period features reminiscent of its period of origin and has been partially renovated by the current owner, with the works carried out including, roofing, extension, refurbishment of several rooms, central heating and rewiring work.

Internally the property features a superb drawing room with inglenook, refitted kitchen breakfast room with Aga and two further reception rooms. Upstairs the master bedroom features a spacious refitted ensuite. Outside is a range of traditional outbuildings, together with private gardens and parking. In all the property is set in around 0.60 acres.



Features

- Spacious Grade II listed property in excess of 4,000 sq ft
- Substantial improvement works carried out but requires further updating
- Three reception rooms, many period features
- Refitted kitchen breakfast room with Aga
- Three first floor double bedrooms, master with refitted en suite
- Two further second floor bedrooms
- Traditional outbuilding with potential for a variety of alternative uses, subject to planning permission
- Substantial private gardens of around 0.60 acres
- Village location
- Energy Rating- F



Ground Floor

A spacious entrance hall with quarry tiled floors leads to a corridor. The drawing room features a superb inglenook fireplace with oak bressummer and York stone hearth and wood-burning stove. There is also window seat and wooden parquet floor. The light and airy sitting room is dual aspect with fireplace and tiled flooring. There is a spacious kitchen / breakfast room, also dual aspect with lovely views of the garden and features an oil fired Aga. There is a range of modern cabinets and feature tiled floor. The integrated appliances comprise dishwasher, fridge and freezer. Work has been undertaken to provide a largely glazed rear porch extension with in-built storage and there is also a spacious office, utility room and stylish re-fitted cloakroom.

First Floor

On the first floor an Elm floorboard landing leads to a generous dual aspect master bedroom with walk-in wardrobe, and recently re-fitted spacious en suite shower room, with W.C, vanity set wash basin and walk in double shower cubicle. A further double bedroom features a vaulted ceiling, stairs to a mezzanine and views over the garden. A recent extension provides a refitted shower room with travertine tiling and lovely seating area, with exposed stone walls and a full height picture window with views on to the garden. There are two further spacious bedrooms, one of which has triple aspect and feature fireplace. There is a further room which was a former bathroom.

Second Floor

The second floor landing has a small kitchenette and two bedrooms. One bedroom is fully insulated and one bedroom partially re-insulated, each has a Sky light, one of which has been replaced.

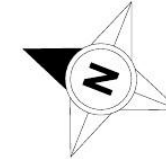
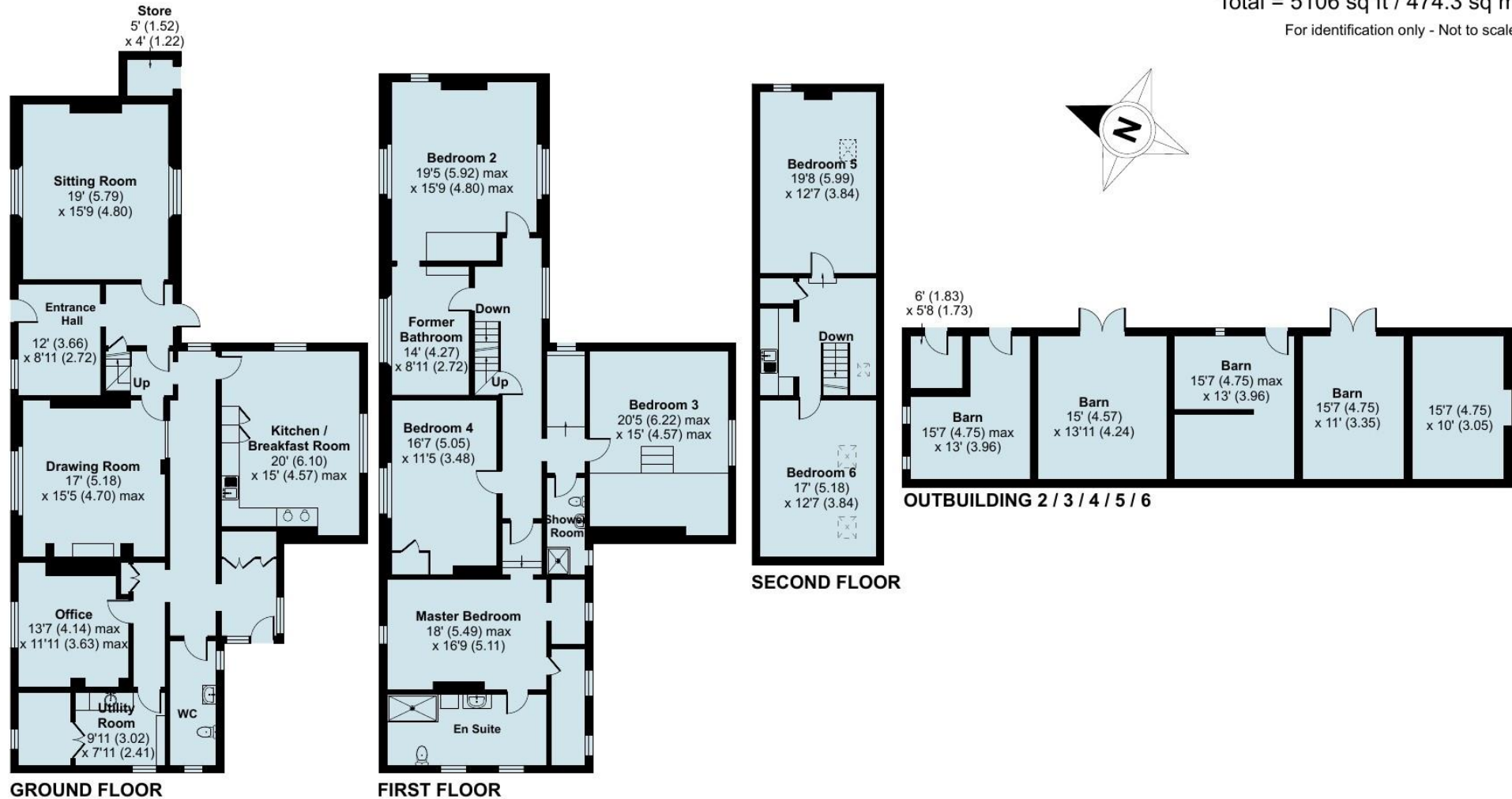
The Cottage, Banbury Road, Charwelton, Daventry, NN11

Approximate Area = 4136 sq ft / 384.2 sq m

Outbuilding = 970 sq ft / 90.1 sq m

Total = 5106 sq ft / 474.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2023. Produced for Howkins & Harrison. REF: 1029249



Outside

Set behind a private gated entrance is gravelled off road parking and turning for several cars. The private gardens extend to about 0.6 acres and are set behind a period stone wall along the front boundary. Landscaping of the garden has commenced and provides a spacious raised terrace to the rear of the property. Beyond this terrace is an area of lawn with various mature trees. The remaining area of garden is currently over grown and contains further lawns, planting, bushes and trees.

Outbuilding

A detached stone outbuilding with potential for a variety of alternative uses, subject to planning permission. Currently the outbuilding comprises two garages, two stables and stores. Over this and running the length is a loft area.

Location

The pleasant quiet village of Charwelton is situated approximately 6 miles South West of the market town of Daventry and 12 miles North West of the market town of Banbury. The village adjoins the Banbury to Daventry Road which allows easy access to both Junction 16 of the M1 and Junction 11 of the M40. The well known beauty spots of Badby woods and Everdon Stubbs are also nearby. Within the village there is a popular public house and there is the historical parish church and also a chapel which was built originally as a Wesleyan chapel. The village hall boasts a very active community centre and there are further facilities in the villages of Badby and Byfield which offer primary schools, health centre, village stores, restaurants and other public houses.





Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel: 01327 316880

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
Council Tax Band- G

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	
(69-80) C	
(55-68) D	62
(39-54) E	
(21-38) F	
(1-20) G	23
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	
www.epc4u.com	



Howkins & Harrison

27 Market Square, Daventry, Northamptonshire NN11 4BH

Telephone 01327 316880
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

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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