



Jettyfields, 26 The Green, Braunston, Nr Daventry,
Northamptonshire, NN11 7HW

HOWKINS &
HARRISON



Jettyfields, 26 The Green, Braunston, Nr Daventry, Northamptonshire, NN11 7HW

Guide Price: £1,300,000

An outstanding stone under slate Grade II listed former farmhouse, dating from the 17th century together with a separate barn conversion providing useful ancillary accommodation. The property is situated on the village green. It has undergone a full programme of renovation sympathetic to its period of origin yet it still provides the necessities of a modern family home. There are four spacious reception rooms. The hand-crafted oak kitchen has a vaulted ceiling and superb views over the landscaped gardens. Upstairs there are four bedrooms (one with en-suite) and a family bathroom.

The property also has 'The Barn', a stone and brick converted barn located just across the courtyard, which provides further three-bedroomed accommodation for a family member or guest or could possibly provide additional income. The quality of the improvements made by the current owners is apparent in every room, from the handcrafted fully-fitted office/study to the replaced sandstone tiles in the hallway and the fully-tanked cellar, to name but a few. In addition to the ample parking in the courtyard there are two double garages with electric doors, workshop, garden shed and wood shed. The south-facing landscaped garden is a wonderful setting with year-round colour and a delightful water feature.



Features

Outstanding former farmhouse-

- Beautifully presented and renovated
- Four reception rooms
- Four double bedrooms
- En-suite and family bathroom
- Hand crafted oak kitchen
- Tanked cellar
- South facing landscaped gardens
- Two double garages, workshop, greenhouse and garden shed
- Grade II listed

Stone and brick barn conversion annex-

- Two further upstairs bedrooms, one en-suite
- Downstairs bedroom and en-suite
- Comprehensive kitchen/diner
- Downstairs WC
- Large shower room (with utility facilities)
- Additional front door facing The Green
- Flexible additional accommodation
- Grade II listed



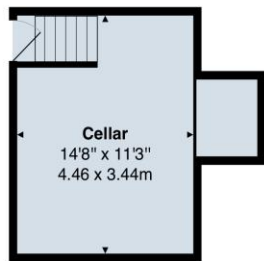
Ground Floor

The entrance hall features a stone flagged floor with an oak staircase rising to the first floor and doors leading to the principal reception rooms. The study is a fully comprehensive hand-crafted oak-fitted room, with super-fast broadband. The snug is a comfortable room complete with multi-fuel burner and stone mullion window to the front aspect.

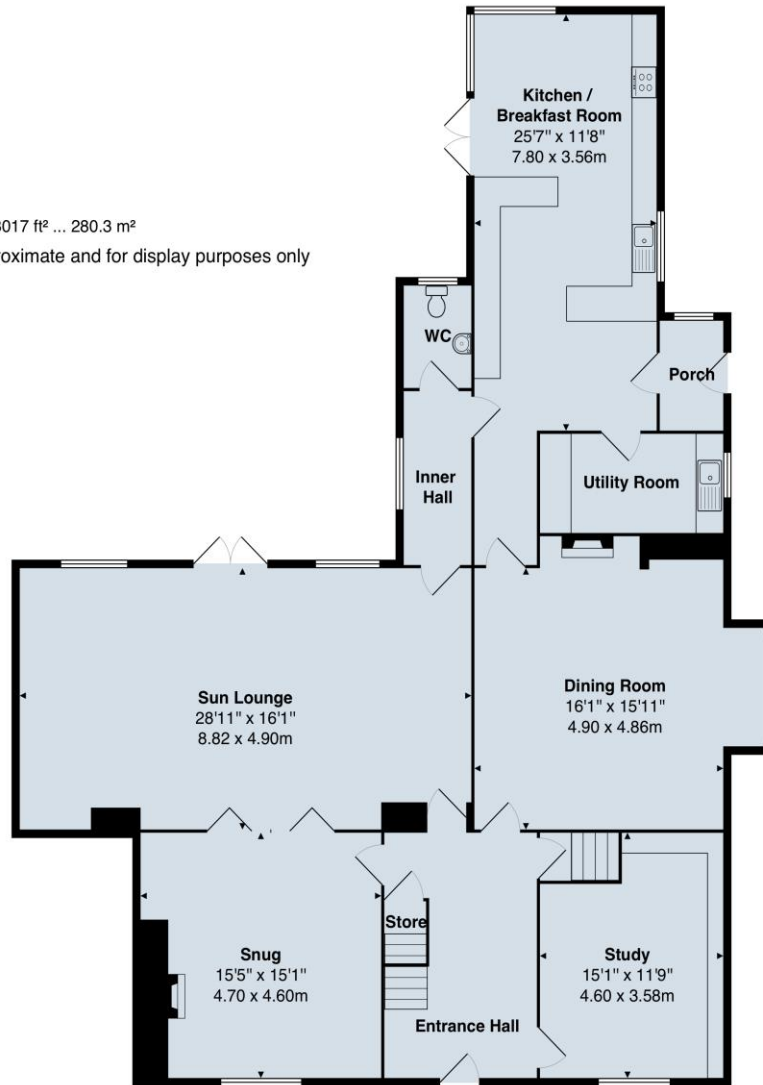
From the snug there is an opening leading to the sun lounge with a bespoke set of steps that can be used either as steps down to the room or as a feature stage. This room is a great entertaining space with natural light coming in from the three large full-height windows and French doors that lead to the south-facing garden. A door takes you to the rear passageway which leads to the downstairs WC and a door to the kitchen. The kitchen was fully replaced by the vendors and is now an impressive hub for this family home. It includes a remotely-controlled music system and programmable lighting. The vaulted ceiling in the kitchen has exposed oak A-frames. There are hand-crafted oak kitchen units with integrated appliances including a dishwasher, two fridges, a freezer, a housed floor-mounted oil boiler, oven, steam oven, concealed extractor fan and induction hob. The floor is ceramic tiling with under-floor heating.

A French door leads out to the patio and garden and there are further doors to the dining room, utility and side entrance lobby. Adjacent to the kitchen is the dining room which has a feature open inglenook fireplace and parquet flooring. From the hallway there is a door to the cellar which is fully tanked - an excellent wine store!

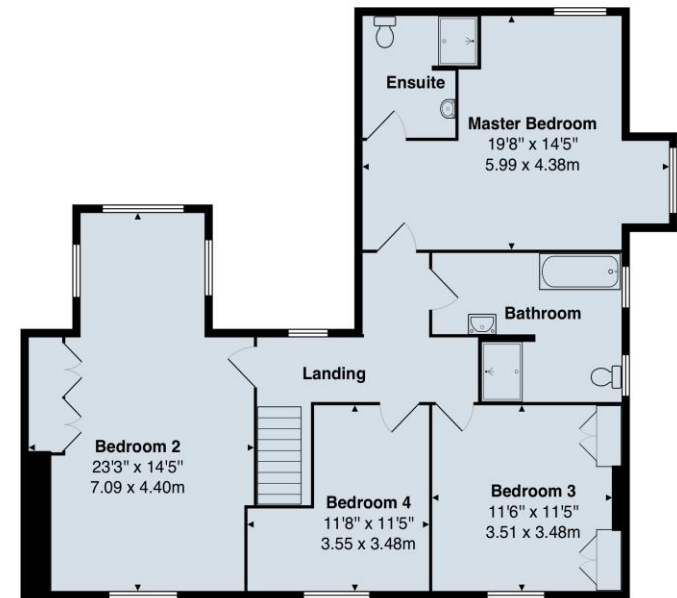
Total Area: 3017 ft² ... 280.3 m²
 All measurements are approximate and for display purposes only



Cellar
 Area: 185 ft² ... 17.2 m²



Ground Floor
 Area: 1835 ft² ... 170.5 m²



1st Floor
 Area: 997 ft² ... 92.7 m²



First Floor

Upstairs there are four double bedrooms all with exposed wooden beams.

The master bedroom has dual aspect views of the garden and a replaced en-suite with double shower cubicle.

Bedroom two is a large room with built-in wardrobes and dual-aspect windows making it a lovely light room.

Bedroom three looks over The Green and has fitted wardrobes. Bedroom 4 also looks over The Green.

There is a large fully-tiled family bathroom with shower and bath.

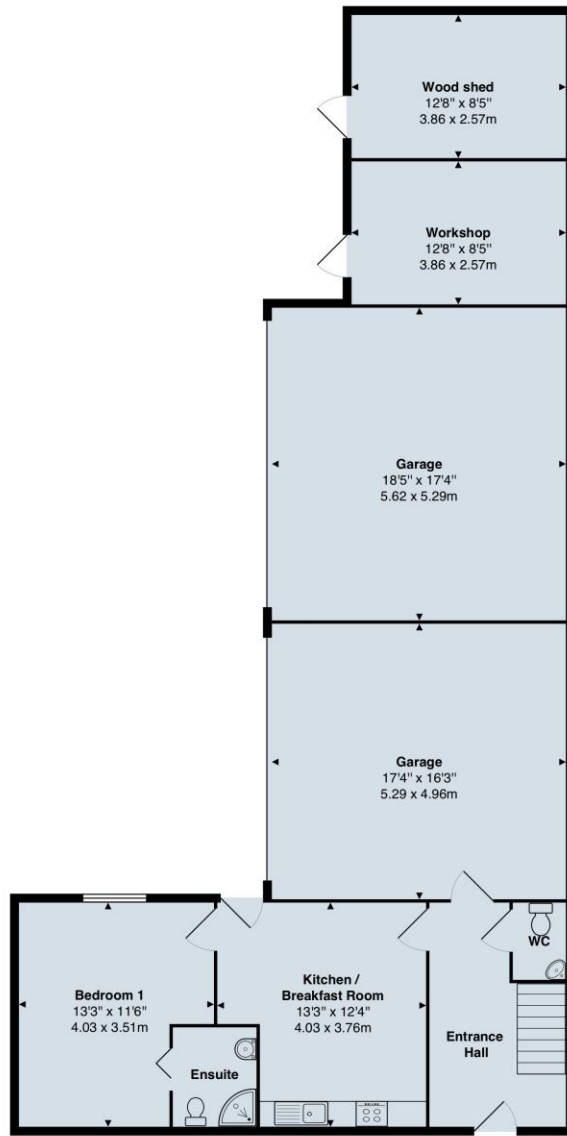
Outside

The property is secured by double electric gates and a lockable personnel door. There is ample parking and two separate double garages, both with power and lighting connected and electric doors.

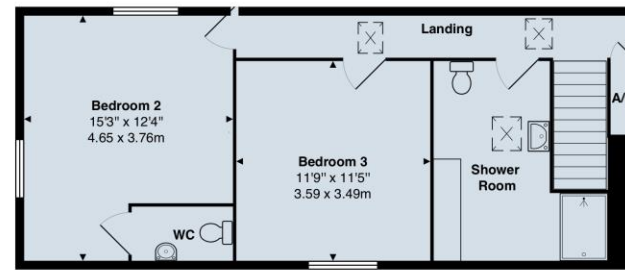
There is an additional garden store, wood store, workshop and greenhouse. There is a decked area with sunken hot tub. The south-facing landscaped garden has been meticulously planted and now provides year-round colour.

At the bottom of the garden is a circular area, perfect for barbecues, with a delightful water feature. There are colourful flower beds, various fruit trees and mature trees.





Ground Floor
Area: 439 ft² ... 40.8 m²

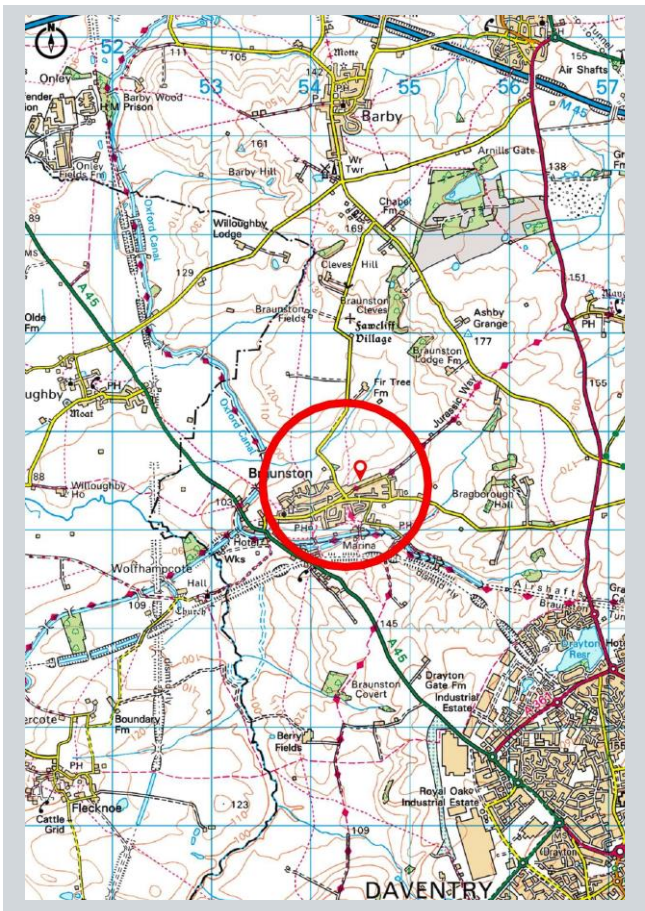


1st Floor
Area: 521 ft² ... 48.4 m²



ANNEXE

Total Area: 960 ft² ... 89.2 m² (excluding garage, workshop, wood shed)
All measurements are approximate and for display purposes only



Location

This property is located in the well-appointed village of Braunston which is situated on a hill above the A45 and the Grand Union/Oxford Canal. The village contains several pubs (The Boathouse, The Admiral Nelson, The Plough, and The Wheatsheaf), a village shop with Post Office facilities, a fish and chip shop, hairdressers, a butchers and a primary school.

The Braunston Marina is a very beautiful and popular location and hosts several boating events each year.

The village church in Braunston is the All Saints Church. The spire on the church building is seen as a landmark from both road and waterways and attracts many visitors. There is an excellent bus route and the village has many activities to take part in.

This sought-after village sits on the Northamptonshire/Warwickshire border and is excellently positioned for the A45 road links.



The Barn

Located just across the courtyard the stone and brick converted barn is a beautifully presented and updated annexe to the main house.

There is a comprehensive kitchen/diner, a downstairs cloakroom, a front door to The Green and a downstairs bedroom with en-suite facilities. The downstairs bedroom could be used as a sitting room. Upstairs there are two further bedrooms, a large shower room with washer/dryer facilities and an airing cupboard, so it doubles up as a utility room. One of the bedrooms has en suite WC and washbasin facilities. This would make a superb additional family/guest accommodation or could provide additional income.



An outstanding stone under slate Grade II listed former farmhouse, dating from the 17th century, together with a separate barn conversion providing spacious ancillary accommodation.



Viewing

Strictly by prior appointment via the agents Howkins and Harrison on 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 and drainage services.

Local Authority

West Northamptonshire Council
Tel:0300-126700

Main House Council Tax Band- G
Barn Council Tax Band - C

GRADE II LISTED



Howkins & Harrison

27 Market Street, 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.

