



Stone House, The Green, Whilton, Northamptonshire, NN11 2NU

HOWKINS &  
HARRISON

# Stone House, The Green, Whilton, Northamptonshire, NN11 2NU

Guide Price: £600,000

A charming Grade II listed stone house with an adjoining self contained annexe, set in the heart of this desirable village. Offered for sale with no upward chain, the main house is full of character features including exposed beams, brace and latch original doors and an attractive inglenook fireplace with a wood burner. The accommodation is arranged over two floors having two reception rooms, a kitchen/breakfast room, utility and downstairs shower room. On the first floor there are four bedrooms and two bathrooms. The self-contained annexe is accessed via its own front door, it has a generous open plan sitting/dining room, kitchen, shower room and a generous double bedroom. Outside, there is a driveway beyond double gates and a detached garage. There is a generous, enclosed rear garden offering a degree of privacy with views over the church.

## Features

- Grade II Listed cottage
- Wealth of charm and character
- Four Bedrooms
- Two Bathrooms
- Separate dining room & sitting room
- Detached double garage
- Self contained one bedroom annexe
- Sought after village location
- Detached garage and enclosed garden



## Location

The village of Whilton is surrounded by attractive rolling countryside and is situated about 4 miles east of the historic market town of Daventry and about 8 miles west of Northampton. Whilton Locks Marina has a convenience store and newsagent, situated on the Grand Union Canal and is approximately one mile distant.

Road communications are excellent with the A5 Watling Street being approximately one and a half miles to the west and access to the M1 junction 16 approximately 4 miles to the south. Long Buckby railway station is approximately two miles distant from which there is a service to London Euston taking approximately 1 hour 10 minutes and to Birmingham approximately 40 minutes.

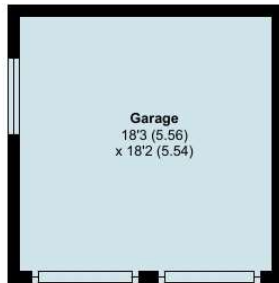
There is a preschool in the village hall, primary school at the adjoining village of Little Brington and secondary education, to which there is a school bus provided at Champion School in Bugbrooke which enjoys an excellent reputation. There is a parish church on the village green, a village pocket park and a thriving community.



## Accommodation Details - Ground Floor

The main entrance door is situated to the rear of the property giving access to the hallway, with door leading through to the main sitting room which has an attractive inglenook fireplace with wood burning stove set into a brick-built surround. Stairs rising to the first floor. Door through to dining room which gives access to the side hall, with door to outside and door through to shower room. There is a kitchen/breakfast room with a Rayburn set into an inglenook fireplace, connecting door giving access to utility/kitchen.

# Stone House , Whilton, Daventry, NN11

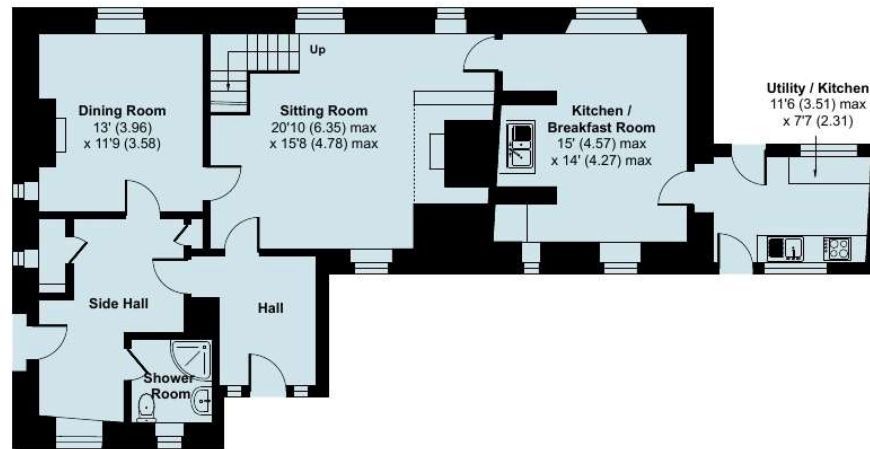
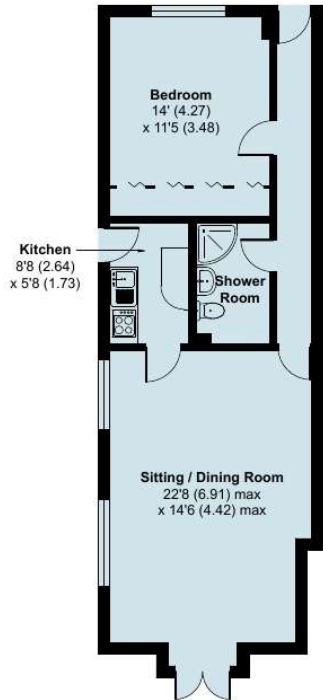


Approximate Area = 1980 sq ft / 183.9 sq m  
 Limited Use Area(s) = 28 sq ft / 2.6 sq m  
 Garage = 333 sq ft / 30.9 sq m  
 Annexe = 652 sq ft / 60.5 sq m  
 Total = 2993 sq ft / 277.9 sq m

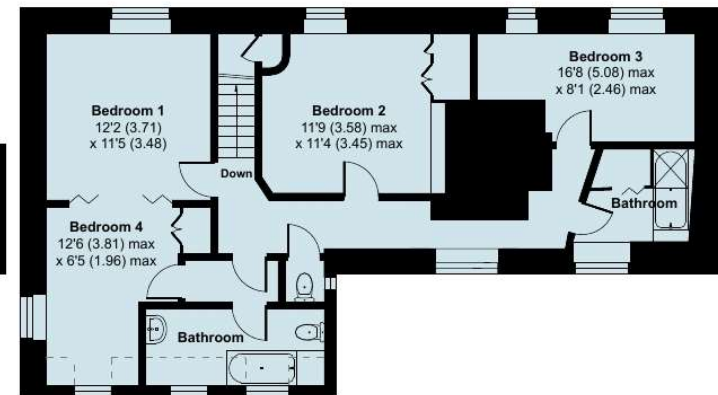
For identification only - Not to scale

Denotes restricted  
head height

## ANNEXE



## GROUND FLOOR



## FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Howkins & Harrison. REF: 1111585



## First Floor

The landing space provides access to all rooms, along with the loft space, and has a leaded light window to the rear elevation. The primary bedroom has exposed ceiling beams and overlooks the front aspect, bi-folding doors open to the fourth bedroom. There are three further generous bedrooms, two bathrooms and a separate WC.



## The Stone Cottage- Annexe

Entrance via an independent Upvc double glazed door into the hallway which has laminate flooring, access to loft space and panelled doors providing access to all rooms. The lounge/dining room is a light and spacious room which is carpeted in the lounge area and has laminate flooring in the dining area with French doors into the garden. The Kitchen has a range of cabinets, a stainless steel sink unit, work surface area and plumbing for a washing machine. A stable door leads to the outside. The bedroom benefits from a range of fitted wardrobes and a shower room with a Aqualisa power shower and chrome heated towel rail.

## Outside

To the front of the property there is a gate leading to the front door which is walled, giving a small courtyard frontage. To the eastern rear side of the property is a drive with double gates giving access to a gravel driveway, which splays to the rear of the property providing ample off-road parking and access to a detached double garage. Adjoining the driveway are the main gardens which are mainly laid to lawn with flower and shrub borders. The garden is fully enclosed by a combination of closed board fencing and stone walling, and has lovely views over the church.



## Agents Note

Buyers should be aware that one of the owners of this property is a partner of Howkins & Harrison.

## 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](tel:0300126700)

Council Tax Band- G ( Stone House )

Council Tax Band- B ( Stone Cottage /Annexe )



## Howkins & Harrison

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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.