



Cherry Trees, High Street, Preston Capes, Daventry,
Northamptonshire, NN11 3TB

HOWKINS &
HARRISON

Cherry Trees, High Street,
Preston Capes, Daventry,
Northamptonshire, NN11 3TB

Guide Price: £750,000

Situated in the heart of the picturesque village of Preston Capes is this well maintained, individually built five bedroom detached chalet bungalow which has never been to the open market. Built almost 60 years ago, the property offers versatile generous accommodation measuring approximately 3,000 square feet. Cherry Trees sits on a large private elevated plot which measures approx. half an acre and is offered with no onward chain. The property has been well maintained and may benefit from updating and offers a good amount of potential for the new owners. Viewing this lovely family home comes highly recommended.

Features

- Five bedroom detached chalet bungalow
- Large elevated private plot measuring approx. half an acre
- 300 sq ft of versatile accommodation
- Two reception rooms & garden room
- Two bathrooms, an en-suite and separate WC
- Five double bedrooms
- Double garage and utility room
- Picturesque village location
- Well maintained property ready to be updated
- Energy Rating- E



Location

Preston Capes is a small village set in the heart of the South Northamptonshire countryside, equal distance between Daventry and Towcester. Preston Capes can be accessed from both ends of the village and continues southwards until it enters Canons Ashby parish. The beautiful church of St Peter and St Paul has stood in Preston Capes for over 750 years. Good proximity to Uppingham, Oakham and other leading schools.

- Daventry 7 miles
- Towcester 7 miles
- Banbury railway station 14.7 miles
- Northampton railway station 15.1 miles
- Long Buckby railway station 9.7 miles
- M1 junction 16, 10 miles & M40 junction 11, 14 miles



Ground Floor

The property is accessed via porch to the front which opens into a large welcoming reception hall with natural hard wooden flooring which flows through to the ground floor rooms and the stairs rising to the first floor. The kitchen is situated to the front of the property with picturesque views over the main street of the village. A range of built in units and space for a breakfast table. A door provides access to the utility room and boiler cupboard with a door opening into a large double garage fitted with folding wooden and part glazed doors opening to the driveway. The sitting room at the rear of the property has views over the secure garden and access to the conservatory, the sitting room is fitted with a stone fireplace with an inset Calor Gas fire. The dining room has a serving hatch through to the kitchen and opening to the hallway. Furthermore, there are three bedrooms; two with fitted wardrobes, a family bathroom with jacuzzi and separate WC, complete the ground floor accommodation.

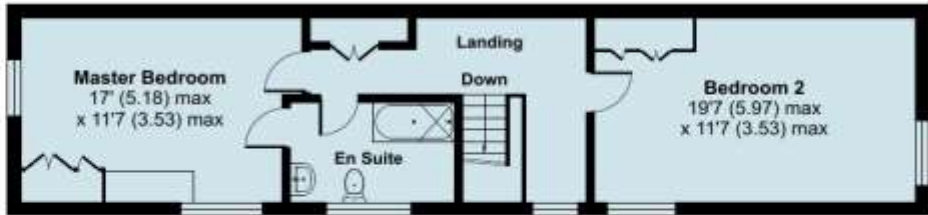
First Floor

A galleried landing gives access to the two large upstairs bedrooms both with built in wardrobes and a Jack and Gill bathroom fitted with a bath with an electric shower over, WC, bidet and wash hand basin.

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Approximate Area = 2924 sq ft / 271.6 sq m
 Outbuilding = 32 sq ft / 2.9 sq m
 Total = 2956 sq ft / 274.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlshecom 2024. Produced for Howkins & Harrison. REF: 1078617



Outside

Cherry Trees is set on a large, elevated plot with a sweeping driveway to the front of the property offering ample off road parking. Well stocked beds and borders with mature trees. The plot wraps itself around the property, with mature hedging, ample lawn, established trees and various herbaceous shrubs, a paved patio makes the most of the south westerly position. The garden is secure and has pedestrian access either side.



Situated in the heart of the picturesque village of Preston Capes is this well maintained, individually built five bedroom detached chalet bungalow which has never been to the open market.





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- F

Energy Efficiency Rating		Current	Potential
100-109	A		
81-100	B		
62-80	C		69
43-61	D		
25-42	E	31	
10-24	F		
1-9	G		

England & Wales
EU Directive 2002/91/EC



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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.



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