



Checkley Cottages, Chapel Lane, Charwelton, Northamptonshire, NN11 3YU

HOWKINS &  
HARRISON

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Chapel Lane, Charwelton,  
Northamptonshire, NN11 3YU

Guide Price: £450,000

We are delighted to be able to offer to the market, this four bedroom semi detached stone cottage, which is situated in a quiet backwater location of this popular Northamptonshire village. The property benefits from two reception rooms, a kitchen/breakfast room, four generous bedrooms and a wealth of original features. The property has off-road parking, garage and a private rear garden.

Features

- Stone cottage with many original features
- Four generous bedrooms
- Sought after village location
- Kitchen/breakfast room
- Family bathroom & shower room
- Lounge with woodburning stove
- Dining room with doors to garden
- Gardens and patio
- Garage and parking for three cars
- Energy Rating- E



## 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.



## Ground Floor

Enter via side door which leads through to the kitchen which comprises of; One and a half sink unit, base level units under a further range of matching base and eyelevel units and worktops. Plumbing for automatic washing machine and dishwasher. Recess for electric range style cooker. Tiled flooring with underfloor heating and access through to the dining area which has French doors leading to the rear garden.



There is then access through to the lounge with the focal point being a woodburning stove. Featuring exposed ceiling timbers and windows to front elevation. Access from the kitchen leads to a second reception room with a lovely original cast iron stove inset into a brick fireplace and exposed ceiling beams. Door to downstairs WC.

## First Floor

Door giving access to a staircase which rises to the first floor. From the landing, there is access to all the first floor rooms and loft access. There are four generous bedrooms with bedroom one benefiting from an en-suite shower room. Large family bathroom comprising of WC, bath, shower cubicle and wash hand basin.

## Outside

Outside, the cottage is situated on Chapel which is a quiet backwater of the village. To the side of the property there is a gravel driveway which provides ample off-road parking for three cars and access to a single garage. The main garden is situated to the rear of the property and can be accessed via a panelled gate off the driveway. There is a terrace area adjacent to the rear of the property. The rest of the garden is mainly laid to lawn with well established shrub borders, and steps lead to a further raised garden area situated to the rear of the property.

## Viewing

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

## Fixtures and Fittings

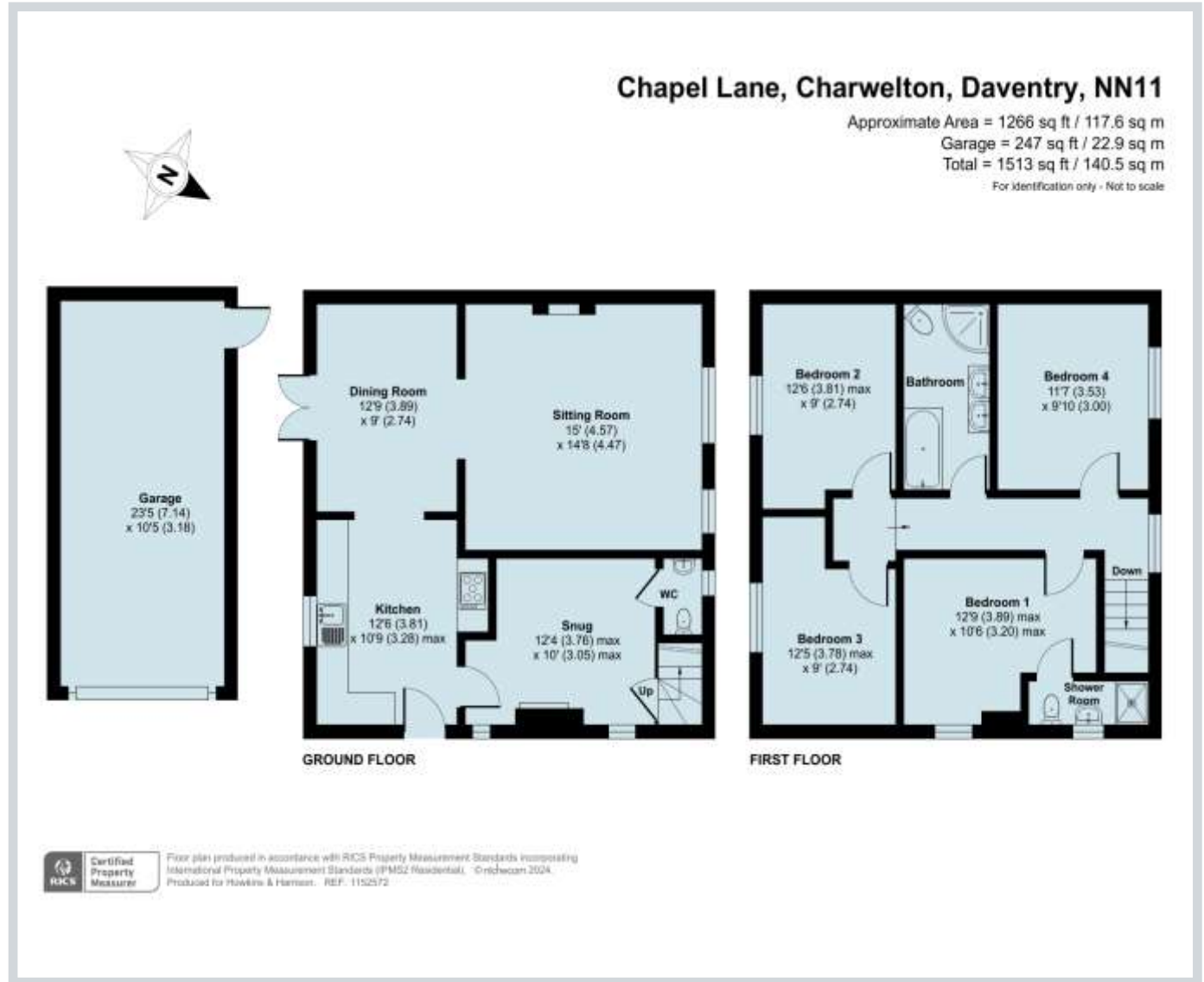
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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 - E



## Howkins & Harrison

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