



- ❖ A Substantial Detached Cottage
- ❖ With 18th Century Origins
- ❖ Four Bedrooms, Bathroom with Shower
- ❖ Two Reception Rooms, Conservatory
- ❖ Kitchen/Dining Room with Appliances
- ❖ Both Utility and Cloakrooms
- ❖ Oil Fired Central Heating, Double Glazing
- ❖ Superb Gardens, Two Driveways
- ❖ Detached Double Garage
- ❖ EPC Energy Rating: E

Vale Cottage, Pattishall
£725,000 Freehold



Vale Cottage, Butchers Lane, Pattishall. NN12 8ND

With 18th-century origins, Vale Cottage has been extended and improved to provide a substantial family home in this sought-after village. Set in delightful gardens with two driveways and a detached double garage, the cottage provides two reception rooms and a 15ft conservatory overlooking the gardens, there is also a kitchen/dining room with integrated appliances and both utility and cloakrooms. The sitting room features Oak flooring and a cast iron stove set in a stone fireplace. On the first floor, there are four bedrooms and a family bathroom with a shower. Vale Cottage stands opposite open fields and immediately behind is a good sized patio area.

PATTISHALL is situated to the east of the A5 midway between Towcester and Weedon. Communications are excellent via the A5 with the M1 easily accessible at junction 15A and 16. The M40 can be joined at Junction 10 which is accessed via Towcester and the A43 or Junction 11 accessed at Banbury some 15 miles to the West.

Village facilities include a primary school, a Church and restaurant at Fosters Booth on the A5. Towcester provides a wide variety of shops and a leisure centre, with larger shopping centres situated at Northampton, Banbury and Milton Keynes (from where there is a 45 minutes Intercity rail service to London Euston). Leisure facilities in the area include golf at Farthingstone, Hellidon Lakes and Staverton Park, motor racing at Silverstone and greyhound racing at Towcester.



HALLWAY: Entered through a panelled door, the hall is split level with tiled and quarry tiled flooring. The walls and ceiling have exposed timberwork, stairs to the first-floor landing and doors to the sitting room, kitchen/dining room, and utility and cloakrooms.

SITTING ROOM: The focal point of this room is a stone built fireplace with a raised tiled hearth, a cast iron stove and hood and a timber mantle. There are exposed ceiling timbers, UPVC double glazed doors leading to the patio and rear garden, Three radiators, and four wall light points. There are Oak floorboards, a TV point and double leaf doors to:



KITCHEN/DINING ROOM: Fitted in a range of solid Oak base and eye-level cabinets incorporating an inset one and a half bowl sink unit and a range of fitted appliances including an inset ceramic hob and opposite, an eye-level oven and grill. There are further base and eye level cupboards and an under stairs cupboard with space for a fridge/freezer, UPVC double glazed windows to the front, side and rear elevations, a radiator, a wall light point and a ceramic tiled floor. This room also has a cast-iron stove set on a raised hearth and a stone fireplace.

UTILITY ROOM: With Oak base and eye-level cabinets, a stainless steel sink unit, a floor-mounted oil-fired boiler and a UPVC double-glazed window overlooking the rear garden. There is plumbing for a washing machine, space for a tumble drier and a quarry-tiled floor.



CLOAKROOM: Fitted in a white suite of a low-level WC and a wash hand basin with a cupboard below and a shelf behind.





CONSERVATORY: Built in the Victorian style with a pitched ceiling and UPVC double glazed windows and doors. The floor is tiled and there are double and single radiators, wall light points and part timbered ceiling and walls.

STUDY: With an Oak floor and ceiling and wall timbers, this room has a radiator, a UPVC double glazed window to the side elevation and a TV Point.





BEDROOM ONE: Providing an inset wash hand basin with a cupboard below, double glazed windows to the front and rear elevations, There are two radiators and wall light points.

LANDING: Which is 'L' shaped with doors to all bedrooms, ceiling and wall timbers, two radiators and two UPVC double glazed windows to the front elevation. There is an access hatch to the roof space which has a Velux window and may prove suitable for conversion to a master suite, subject to planning permission.



BEDROOM TWO: With UPVC double-glazed windows to three elevations, two radiators and wall light points.



BEDROOM THREE: Featuring a chimney breast and tiled fireplace, a UPVC double glazed window to the rear elevation, a part-timbered wall and wall light points.



BEDROOM FOUR: With a part-timbered wall, UPVC double glazed windows to the side and rear elevation, a radiator and TV Point.

BATH/SHOWER ROOM: Fitted in a five-piece suite of a freestanding bath with side taps, a shower enclosure with rainfall and hand-held showers and a tiled shelf recess. There are two wash-hand basins with cupboards beneath, a low-level WC, a single radiator, and a further chrome ladder radiator, a UPVC double-glazed window to the front elevation and recessed spotlights.





GARDENS: The property has two driveways approached by separate five bar gates. The first driveway leads to the detached garage with a side store and provides off road parking for several vehicles. The second driveway provides hardstanding at the side of Vale Cottage with a pathway leading behind the conservatory to the entrance door. The pathway continues to the side of the property where there is a gated side access and oil tank.

The garden is laid mainly to lawn with flower and shrub borders and a number of mature trees including a mature Beech tree.

AGENTS NOTE: Planning was granted in 2011/12 under application number S/2011/0071/FUL for a replacement oak framed garage with a first-floor annexe. Ground was broken but the build did not go ahead. We are advised by West Northants Council that the planning is still current.

Approx Gross Internal Area
175 sq m / 1885 sq ft



Ground Floor
Approx 102 sq m / 1096 sq ft

First Floor
Approx 73 sq m / 790 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

NOTES:

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