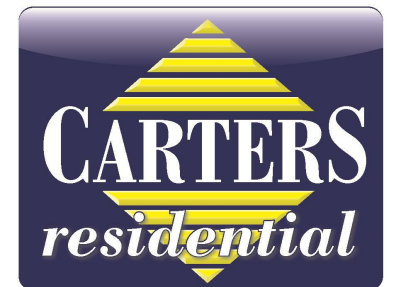




High Street, Paulerspury, NN12 7NA



Orchard Cottage High Street
Paulerspury
Northamptonshire
NN12 7NA

£585,000

This beautifully presented four bedroom detached home benefits from large and beautifully landscaped gardens and a double garage.

The property occupies a good size plot with accommodation set on two floors comprising; entrance hall, three reception rooms to include a living room, dining room and sitting room, large kitchen, cloakroom, and a large conservatory.

On the first floor there are three large bedrooms – originally there were four bedrooms with two being converted to one. Converting back to four bedrooms would be an easy task. The master bedroom has an en-suite shower room and there is a large family bathroom. Outside the property has parking for several cars, a double garage and stunning large gardens .

The owners have made many improvements during their ownership making for the beautifully presented family home on offer today.

- Detached House in Village Location
- 3 - 4 Bedrooms
- 3 Reception Rooms
- 2 Bath/Shower Rooms & Cloakroom
- Re-fitted Kitchen
- Large Conservatory
- Double Garage & Driveway
- Stunning Landscaped Gardens (120ft+)
- Sought After Village Location





Ground Floor

The front door opens to a central entrance hall with oak doors to all rooms and stairs to the first floor. Storage cupboards.

A cloakroom has a W.C. and wash basin with vanity unit. Window to the front.

The large living room is a dual aspect room with a bay window to the front, windows to the side, and patio doors opening to the conservatory with an attractive view over the rear garden. Glazed French doors open to the dining room, door to the sitting room.

A large conservatory, of brick and UPVC double glazed construction, has a glass roof and sliding patio doors opening to the garden.

The sitting room has a window overlooking the rear garden – this room could have multiple uses, including as a study, or an alternative dining room.

The dining room has a window to the side and door to the kitchen. Return door to the hallway.

The kitchen has been re-fitted with an extensive range of units to floor and wall levels and composite Tristone worktops (Snow Range) with an inset sink/drain. Range of integrated appliances to include a double oven, electric hob, and a dishwasher. Space for other appliances to include fridge/freezer, washing machine and dryer. Windows to the side and door opening to the side garden.

First Floor

The landing has a window to the front on the half landing. Access to the loft via a pull-down ladder. Oak doors to all rooms.

Bedroom 1 is a double bedroom with a dual aspect – windows to the side and front. It has two fitted double wardrobes. The en-suite shower room has a white suite comprising W.C., wash basin with a vanity unit and a shower. Window to the side.

Bedrooms 2 & 3 have been combined to make one large room - this could be easily divided back to two rooms with a partition wall - with both rooms still having an access door, radiators and windows. In it's current configuration, it is a dual aspect room with windows overlooking the fabulous gardens and an allotment. Further window to the side.

Bedroom 4 has a window to the side and fitted wardrobes.

The large family bathroom has a W.C., wash basin with

vanity unit and a large whirlpool style bath with water jets, bubbles and a handheld shower attachment. Tiled walls and window to the side.

Garage

Brick built detached double garage with loft storage, two electrically operated roller doors, side access door, window, and power and light.

Outside

The large gardens are a fabulous feature to the property - beautifully landscaped and maintained - making it the perfect choice for a keen gardener.

To the front there is a gravelled driveway providing off-road parking and side gated access to the side and rear garden. The side garden has an ornamental pond, a large timber shed/workshop (approximately 11'6 x 9'6) with power, light, and a sink. A pathway leads around the house to the rear garden.

A fabulous feature to the property is the large, beautifully landscaped rear garden, extending to over 120ft in length and with a south facing aspect. A large patio is located adjacent to the house. The gardens are set with wide and well stocked beds, borders, and neat lawns. To the far end there is a large vegetable plot with a small shed and compost area. The gardens are enclosed by a combination of fences, hedges, shrubs and offer a high degree of privacy.

Cost/ Charges/ Property Information

Tenure: Freehold

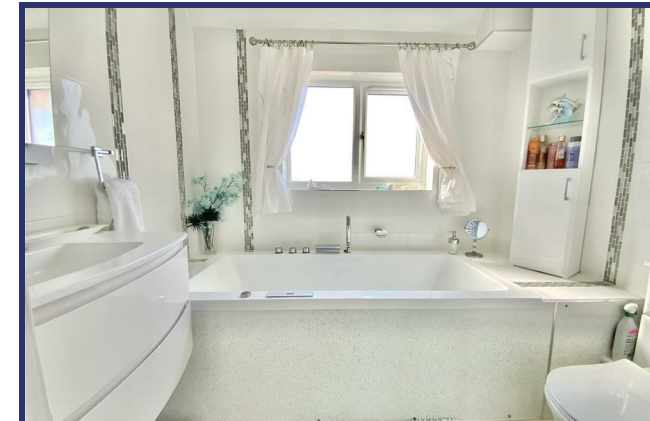
Local Authority: West Northants Council

Council Tax Band: E

Disclaimer

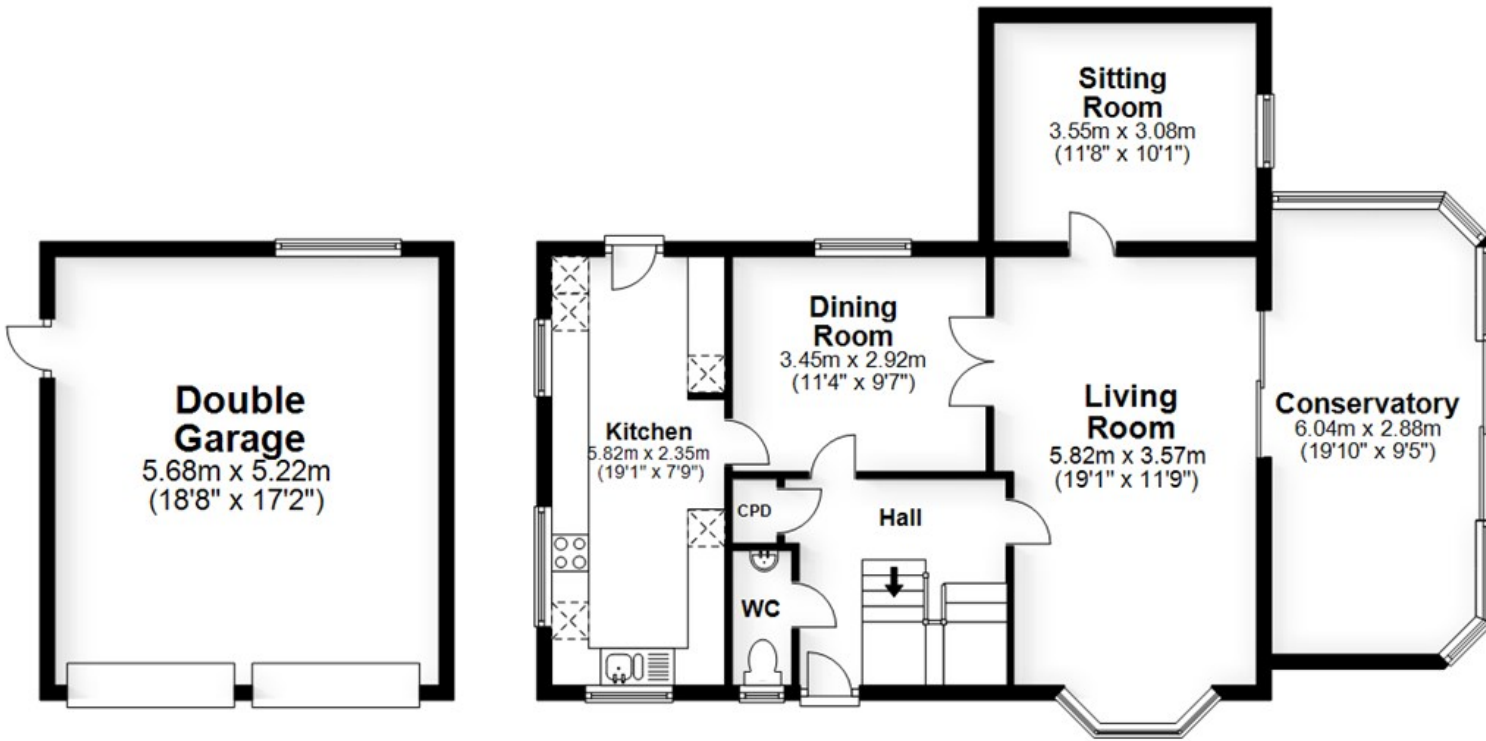
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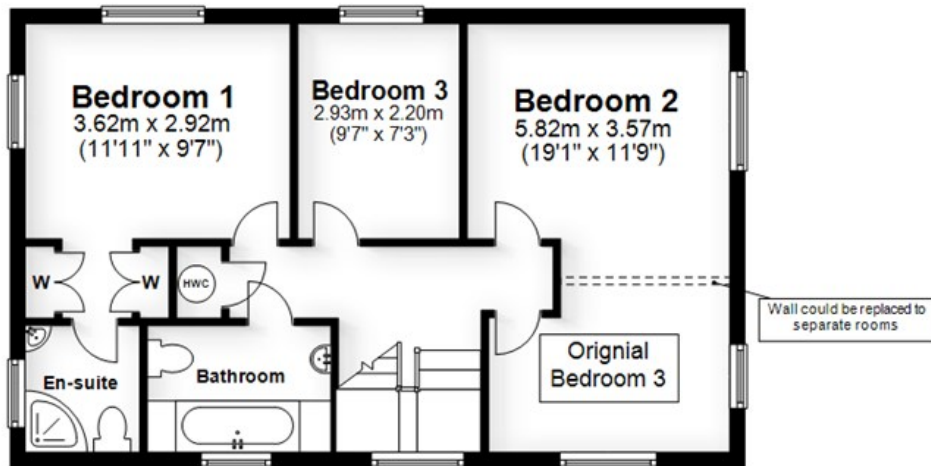




Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.



Viewing Arrangements

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- 59 High Street, Stony Stratford, MK11 1AY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

