



High Street, Whittlebury, NN12 8XH



65 High Street
Whittlebury
Northamptonshire
NN12 8XH

Offers Over £325,000

A delightful detached stone-built cottage in a popular village location, offering scope to renovate and improve – the perfect opportunity to create your dream home - available for sale for the first time since 1956!

The property has deceptively spacious accommodation set on two floors comprising; entrance hall, living room, dining room, kitchen/dining room, conservatory, bathroom, and two further hallways. On the first floor there is a landing and two double bedrooms.

Outside the property has gardens to both the front and rear – the rear garden has a wood store and a small barn.

The property does require some modernisation and offers a perfect blank canvas to create your dream home. Early viewing is recommended to avoid disappointment.

- Detached Stone Cottage
- Two Reception Rooms
- Conservatory
- Kitchen/ Dining Room
- Two Double Bedrooms
- Front & Rear Gardens
- Popular Village Location
- SCOPE TO MODERNISE & IMPROVE
- CHAIN FREE





Ground Floor

A composite front door opens to a small hall with windows to each side and a door to the living room.

The living room has a bay window to the front aspect, stone fireplace and a door to the inner hall.

The inner hall has stairs to the first floor with a cupboard under and a door to the side lobby with a further door to the side path and rear garden.

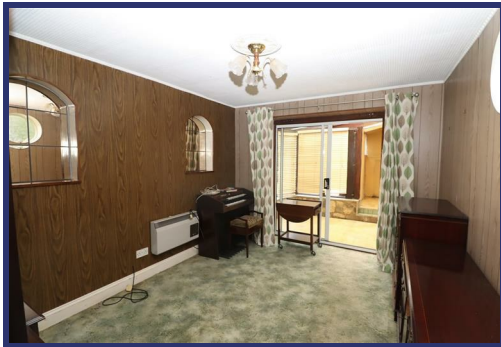
The kitchen has some units to floor and wall levels with worksurfaces and a sink unit. Feature fireplace with stone surround.

A rear hall has a door to the dining room and bathroom. Window to the side aspect.

The dining room has a port hole window to the side aspect and patio doors opening to the conservatory.

The conservatory has tiled flooring, a door to the rear garden and a Polycarbonate roof.

The bathroom has a suite comprising w.c., wash hand basin and a panel bath with a mixer tap shower over. Windows to the side aspect.



First Floor

The landing has doors to both bedrooms.

Bedroom one is a double bedroom located to the front with a built-in wardrobe.

Bedroom two is a double bedroom located to the rear with two built-in wardrobes and windows to each side.



Outside

The front garden is enclosed by a wall and has pathways to the front door and to the side of the property and leads to the rear garden.

The enclosed rear garden is laid with concrete and paving and has raised planted beds. Wood store and small barn constructed of timber, galvanised metal, and stone.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: West Northants Council

Council Tax Band: D



Location - Whittlebury

Whittlebury is due south of the town of Towcester, to which it is connected by main roads, and is close to Milton Keynes and Wolverton which have mainline railway links to Euston. Historically Whittlebury was very much a 'gentry village' and hunting was a significant activity. The village was associated with the Grafton Hunt, the Duke of Grafton having a seat at nearby Wakefield Lodge. Nearby Sholebroke Lodge was built as the residence of the Deputy Ranger of Whittlewood Forest. Whittlebury has maintained its village charm and little has changed over the years. The village benefits from a primary school, church, and a thriving village pub. Whittlebury Hall is a spa hotel with a golf course and is located on the edge of the village. The town of Towcester is a short distance away and benefits from a variety of shops, church, pubs, restaurants, and Sponne School which is the oldest secondary school in Northamptonshire, and one of the oldest in the country. Part of the school was originally Towcester Grammar School, until grammar schools were abolished in Northamptonshire.

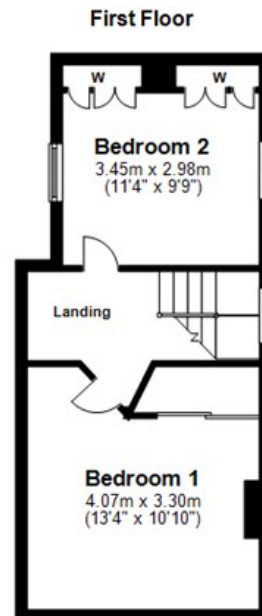
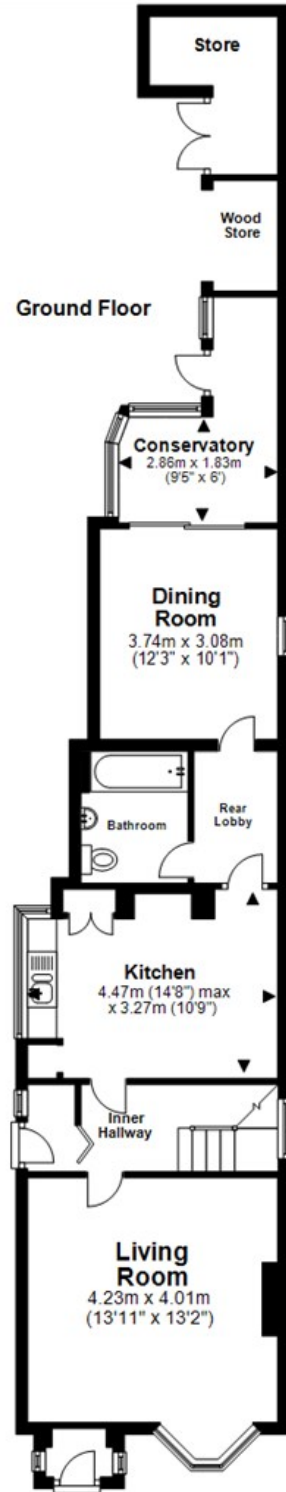
Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service. Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer. We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee - typically between £0 and £200

Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.





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

By appointment only via Carters.

We are open 7 days a week for your convenience

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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 79 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | 1 | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

