



Church Lane, Potterspur, NN12 7PU



**Rose Cottage
6 Church Lane
Potterspury
Northamptonshire
NN12 7PU**

Offers Over £750,000

An attractive, detached, Grade II listed, stone built thatched cottage, with extensive accommodation - offering up to 7 bedrooms, with a large double garage and large gardens.

This beautiful cottage is situated next to the village church on the quiet Church Lane, occupying a good size plot. The extensive, characterful and flexible accommodation is set over three floors and includes 4 reception areas, 6 bedrooms and 3 bath/shower rooms, in addition to the kitchen, utility room, hallways and landings. One reception room offers the scope to be a ground floor 7th bedroom with an adjacent shower room should you require. The number of bedrooms also allows for multiple study's should you require.

Outside the property has good size gardens and a large double garage/workshop.

A beautiful home in a lovely village setting - an enviable property not to be missed!

- Substantial Detached Stone & Thatched Cottage
- 6 Bedrooms
- 3 Bath & Shower Rooms
- 4 Reception Rooms
- Flexible Use Accommodatin
- Large Double Garage/ Workshop
- Lovely Village Setting Next to Church
- Large Gardens
- VACANT - CHAIN FREE





Ground Floor

A front door opens to the L shape entrance hall which has stairs to the first floor and period panel doors to all rooms.

The living room is a large reception room with windows to the front and side, abundant exposed ceiling timbers and a fireplace with herringbone brick feature.

The study has a window to the front and feature fireplace with a period cupboard built into the chimney breast recess. Exposed ceiling timbers, under stairs cupboard and steps down to the kitchen/ dining room.

The kitchen/ dining room is a large modern open plan room with plenty of space for large dining table, windows to the front and side. The kitchen area has a range of oak fronted units to floor and wall levels with worktops, and a one and a half bowl sink unit. Integrated appliances include a gas hob, extractor hood, double oven and dishwasher. The utility room has matching kitchen units, worktop, and space for a washing machine. Window to the rear and door to the side.

The rear reception room is a large room with windows to the side and rear and cupboard. It has an adjacent shower room making it viable ground floor bedroom suite. Accessed from both the kitchen dining room and the entrance hall.

The shower room has a white suite comprising WC, wash basin and shower cubicle. Windows to the rear.

First Floor

The landing has stairs to the second floor, with a small under stairs cupboard and period panel doors to all rooms.

Bedroom 1 is an L shape double bedroom with windows to the front and side and an en-suite bathroom comprising WC, wash basin and bath. Window to the side. The adjacent landing area and bedroom 4 may suit as a dressing room.

Bedroom 4 has a window to the front, and is located next to the master suite and may suit as a dressing room.

Bedroom 2 is a double bedroom with a window to the front with the window seat. A small cupboard built into the chimney breast recess.

Bedroom 3 is a double bedroom with a window to the side and a period cast iron fireplace.

The family bathroom has a four piece suite comprising WC and wash basin built into a vanity unit, double ended bath and a double sized shower cubicle. Window to the front.

Second Floor

The second floor landing has doors to both bedrooms.

Bedroom 5 has windows to the front and side, two fitted cupboards and a door to an attic space which houses the water tanks and would make a useful storage area.

Bedroom 6 has eaves storage cupboards and a window to the front.



Outside

The property occupies a good sized plot at the end of Church Lane, a lovely setting adjacent to the village church. The gardens comprise of a gravel driveway which leads to the garage and provides off-road parking for several cars. The remainder of the gardens are laid with lawns with some stocked beds and mature trees, and they mainly extend to the front and side with a smaller area to the rear of the property. The plot is bordered by mature hedging and shrubbery and fencing.

NOTE: The fenced off area to the left corner of the plot is not included.

Double Garage

Stone built detached double garage/ workshop with a double up and over door – double garage area and separate workshop with windows and side pedestrian door. Boarded ceiling with attic space above.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: West Northants Council

Council Tax Band: F

Location - Potterspur

Potterspur is a small village located close to the south Northants/north Bucks border and has facilities including local village store, two pubs which serve food, church and village hall. The village is located two miles to the north of Stony Stratford, just off the A5 Watling Street with excellent links to Stony Stratford with a wide range of specialist shops, pubs and restaurants. Slightly further afield is Central Milton Keynes with extensive facilities including the main line railway station to London Euston with the quickest trains taking only 30 minutes.

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

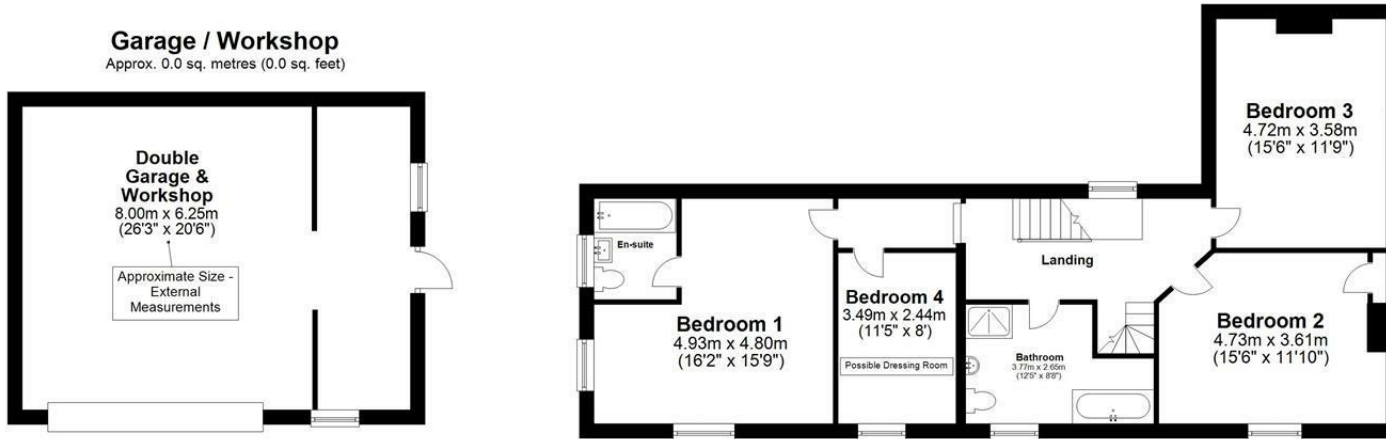
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. 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.





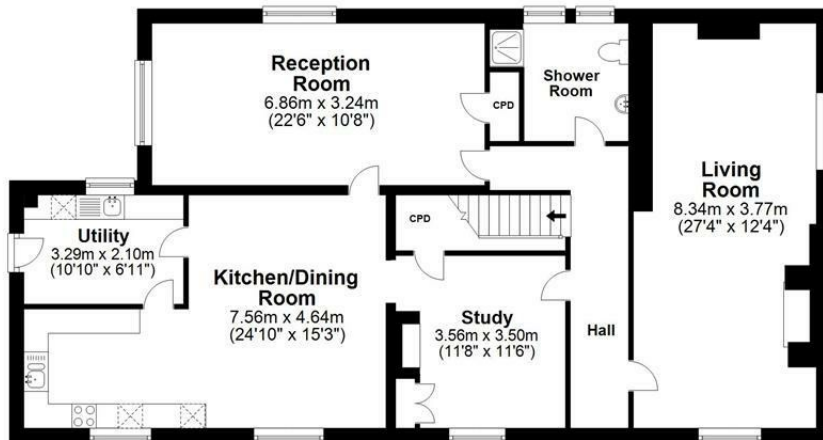
First Floor

Approx. 89.2 sq. metres (960.3 sq. feet)



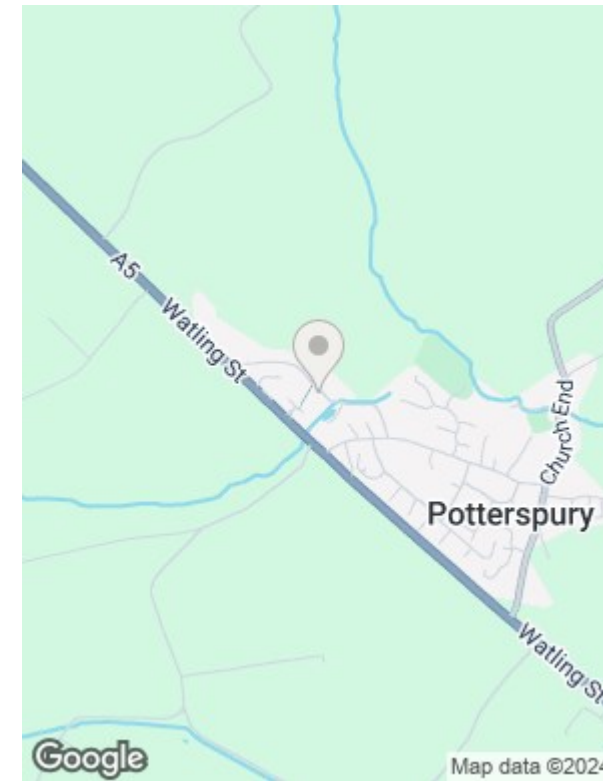
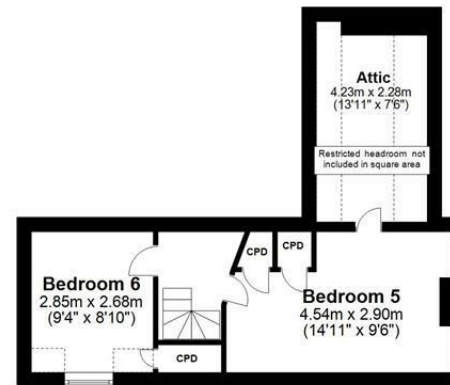
Ground Floor

Approx. 124.9 sq. metres (1344.7 sq. feet)



Second Floor

Approx. 25.5 sq. metres (274.5 sq. feet)



Viewing Arrangements

By appointment only via Carters.
We are open 7 days a week for your convenience

- 01908 561010
- stony@carters.co.uk
- carters.co.uk
- 59 High Street, Stony Stratford, MK11 1AY

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	

