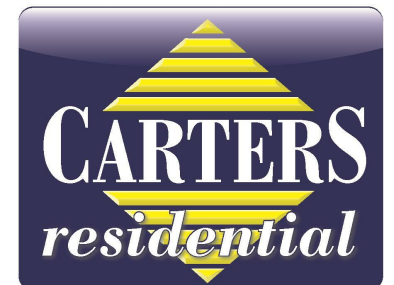




High Street, Potterspur, NN12 7PG



5 High Street
Potterspury
Northamptonshire
NN12 7PG

£375,000

A beautiful Gothic style stone built Victorian cottage occupying a corner plot with gardens, garage and garden room.

This semi detached stone built cottage has a well presented interior which comprises an entrance hall, living room, kitchen, dining room and cloak/utility room. On the first floor are 2 double bedrooms and a large shower room.

Outside the property has attractive gardens to the front, side and rear, a detached stone built garden room/ home office and stone built detached garage.

A characterful home in a lovely village location - not to be missed! Offered for sale chain free.

- Stone Built Gothic Style Cottage
- 2 Double Bedrooms
- 2 Reception Rooms
- Large Kitchen
- Dining Room
- Utility/ Cloak Room
- Detached Stone Built Garden Room/ Home Office
- Detached Stone Built Garage
- Lovely Gardens Front, Side & Rear
- CHAIN FREE SALE





Ground Floor

A front door opens to a small entrance hall with tiled floor- which runs throughout the ground floor- window to the side and a ledge and brace door to the living room.

The living room has a Victorian fireplace with a cast iron surround, tiled inserts, mantle and tiled hearth. Cupboards and shelving built into one chimney breast recess, window to the front, stairs to the first floor and a door to the kitchen.

The kitchen has an extensive range units in a natural wood finish to floor and wall levels to include cupboards, draws and display units. Worktops, butler sink, window to the side, door to the utility/cloakroom and open doorways to the dining area.

The dining area has a picture window and glazed door opening to the rear garden, a high vaulted ceiling, and the exposed stonework of the original exterior wall to one wall.

A cloakroom/ utility room has a high vaulted ceiling, suite comprising WC and wash basin with vanity unit, worktops and space for washing machine and tumble dryer. Windows to the side and rear. Exposed stonework to one wall.

First Floor

The landing has access to the loft and a window to the side. Ledge and brace doors in a natural wood finish to all rooms.

Bedroom 1 is a double bedroom located to the front with a partly vaulted ceiling line, and window to the front.

Bedroom 2 is a double bedroom located to the rear. Has an extensive range of fitted bedroom furniture in to include a fold down double bed, a range of wardrobes, cupboards, shelving, drawers and a dressing table. Airing cupboard. Window to the rear.

A large shower room has a suite comprising a WC, twin wash basin set in a vanity unit, double sized shower cubicle, tiled floor and walls and a window to the side.

Gardens

The cottage style front garden is laid with gravel, brick paving and stocked beds – enclosed by picket fence. Gate and access to both the front and side lead to the rear garden.

The attractive side and rear garden is laid with patios, lawns with stocked beds and borders and enclosed by fencing and mature shrubs. A pathway between the garage and garden room leads to the rear of the garden room and garage, with access to the garage pedestrian door.

Garden Room/ Office/ Gym?

A detached stone built room good make an ideal garden room, home office, gym, or similar. It has a pitched slate tiled roof, is lined, plastered, and decorated with power and light a loft space above. Tiled floor and an electric storage heater.

Garage

The stone built single garage has a pitched tile roof, and electrically operated up and over door and a side pedestrian door.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: West Northants Council

Council Tax Band: C

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 under take 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

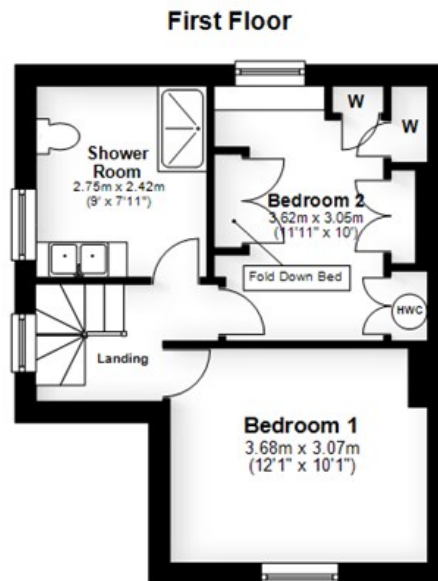
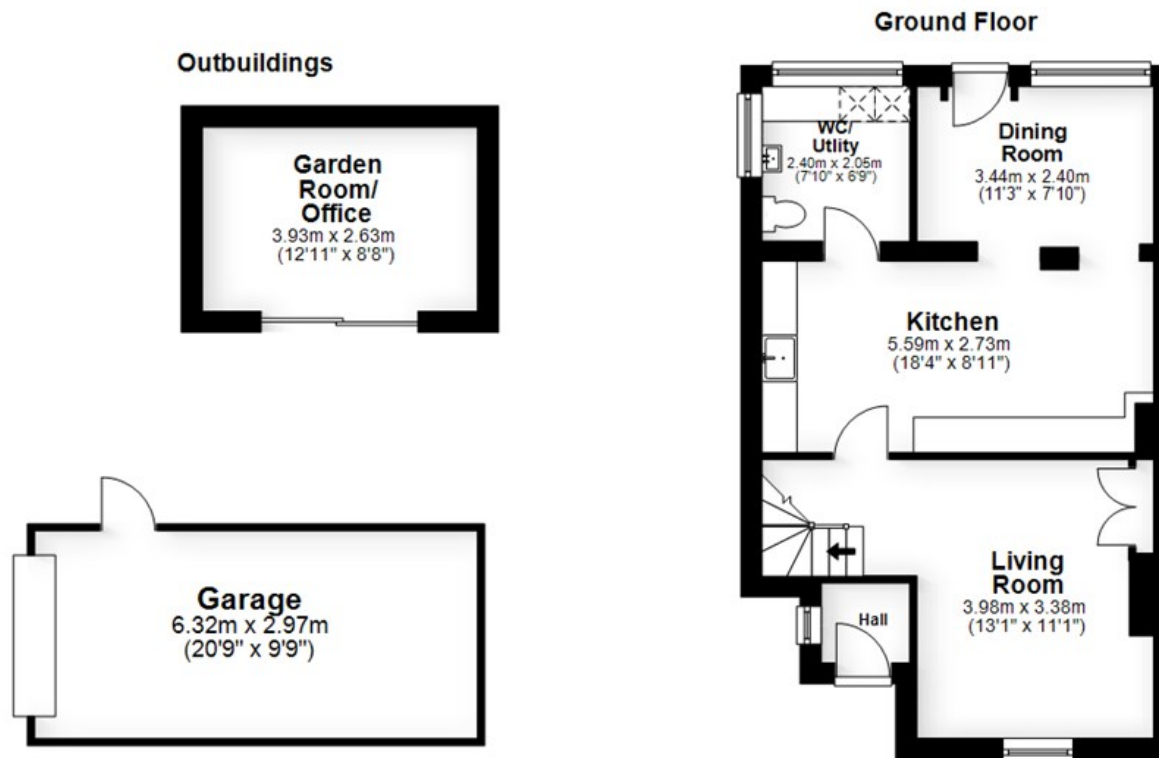
Disclaimer

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.



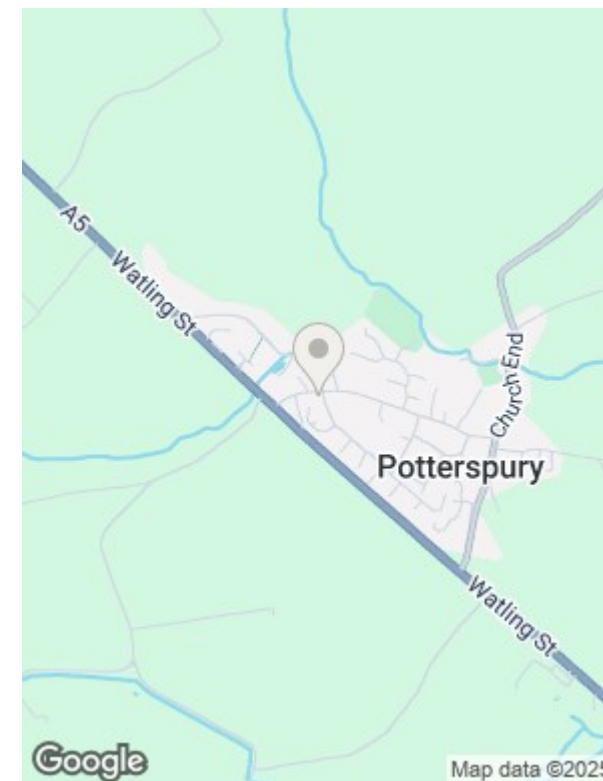






Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Reference to square area shows all areas of accommodation shown 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

