







**** BEAUTIFULLY PRESENTED STONE COTTAGE ** SOUGHT AFTER VILLAGE
 ** SPACIOUS ACCOMMODATION ** LANDSCAPED REAR GARDEN ****
 We are pleased to offer for sale this STUNNING FAMILY HOME which was built in 1716 and located in the sought after Northamptonshire village of Newham. With accommodation set over THREE FLOORS and comprising of entrance hallway, LOUNGE WITH INGLENOOK FIREPLACE, dining room, 27'9" kitchen diner with RE-FITTED KITCHEN, utility room, CONSERVATORY, FOUR BEDROOMS, one with RE-FITTED ENSUITE plus a RE-FITTED FAMILY BATHROOM. Outside there is a LOVELY REAR GARDEN offering views over rooftops and the VILLAGE CHURCH. Viewing is highly recommended to appreciate the character, size and location of this wonderful home. Fast Find - 14123, EPC - TBC

Entered Via

A solid timber door with inset glazed window to the top of the door, outside courtesy light to one side opening into :-

Entrance Hallway

A 'T' shaped spacious central hallway which has a single panel radiator, thermostat control panel, stairs rising to first floor landing and doors to ground floor accommodation

Cloakroom 7'6" x 3'6" (2.29m x 1.07m)

Refitted by the current vendors and comprising of a low level WC and rectangular wash hand basin set onto a vanity unit with storage beneath, single panel radiator, frosted window to side aspect, decorative tiled flooring

Lounge 15'0" x 13'5" (4.57m x 4.09m)

A beautiful and characterful room which has a exposed ceiling beams and a large feature stone inglenook fire place with a slate hearth and inset open fire. With a small window to the rear aspect and sash window to the front aspect with window seat under. Television point, double panel radiator, deep Torus

skirting boards and shelving to one corner of the room.

Dining/Reception Room 11'5" x 11'3" (3.48m x 3.43m)

A spacious and versatile reception room used by the current vendors as as home office and with exposed ceiling beams, single panel radiator, deep Torus skirting boards, sash window to front aspect

Kitchen Dining Room 27'9" x 11'3" (8.46m x 3.43m)

The heart of this home is the vast kitchen dining room which benefits from multi aspects.

Kitchen Area

Refitted in 2018 with a comprehensive range of shaker style soft closing eye and base level units with quartz work surfaces and upstands over. The base units include a wide drawer pan stack with open wine racks either side, a corner carousel unit and pull out bin unit, whilst the wall units include two glazed display units with drawers under and a central plate rack with display shelf above. There is an inset



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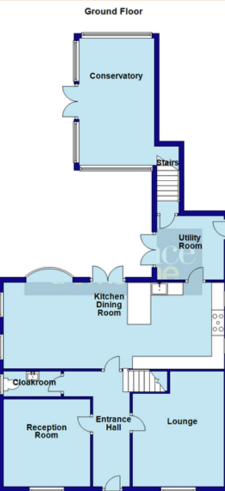
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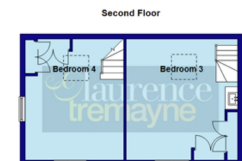
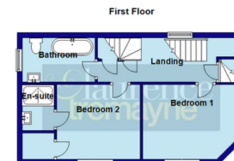
Superior
homes



ceramic sink with mixer tap over, integrated fridge and dishwasher plus an electric Rangemaster 'Professional Plus' range style cooker in black gloss with chrome trim set under a matching Rangemaster Chimney cooker hood and with decorative tiled backing and with two windows to either side. Painted



Total area: approx. 178.1 sq. metres (1916.9 sq. feet)



ceiling beams with inset spotlights, stone tiled flooring, door to utility room and open plan into : -

Dining Area

A lovely family area with the main focal point being a central exposed brick chimney breast with inset real flame gas fire with brick hearth and inset solid wooden mantle over, either side of this are two

windows with storage cupboards beneath, a further bow window with deep sill and multi-pane double opening doors both to the rear aspect. Exposed wooden floor boards, painted ceiling beams, double panel radiator.



Utility Room 8'8" x 8'4" (2.64m x 2.54m)

With a continuation of the tiled stone flooring from the kitchen, doors to both side aspects, single panel radiator, space and plumbing for a washing machine, space for full height fridge freezer, door to : -

Conservatory 14'1" x 11'4" (4.29m x 3.45m)

A lovely addition to the property is this conservatory/sun room which has views over the garden and with fitted ceiling blinds, electric heater, tiled flooring, three wall light points, telephone point, double opening doors to a raised patio area.

Landing

With window to rear aspect giving views over the rear garden and beyond, oak latched doors lead to first floor accommodation, storage cupboard and to both stair cases which in turn rise to the upper floor bedrooms.

Bedroom One 13'3" reducing to 10'8" x 9'11" (4.04m reducing to 3.25m x 3.02m)

With a feature cast iron fireplace to one corner of the room with a tiled hearth and decorative surround, exposed ceiling beams, sash window to front aspect with far reaching views and a deep sill, single panel radiator with timber shelf over

Bedroom Two 11'4" x 9'11" (3.45m x 3.02m)

Used by the current vendors as a dressing room with exposed ceiling beams, Victorian style radiator to one corner of the room, sash window to front aspect with far reaching views and a deep sill and with oak latched doors giving access to a walk in wardrobe with light fitted measuring 4'2" x 3'0" and : -

Ensuite 4'2" x 5'11" (1.27m x 1.80m)

Added by the current vendors and comprising of a two piece suite with a fully tiled shower cubicle with Victorian telephone style shower head and glass door and a vanity unit with inset rectangular wash hand basin and storage cupboard beneath, tiling to walls, wood effect flooring, extractor fan, inset spotlight

Bathroom 9'5" x 5'9" (2.87m x 1.75m)

Refitted with a three piece suite comprising of a roll top bath with claw feet with external control for the shower, Victorian telephone style shower head and glass shower screen, low level WC and an oversized rectangular wash hand basin with storage cupboard beneath, Victorian style radiator and towel rail, wood effect flooring, full tiling to bath area and half height tiling to remaining walls, frosted window to side aspect with tiled sill

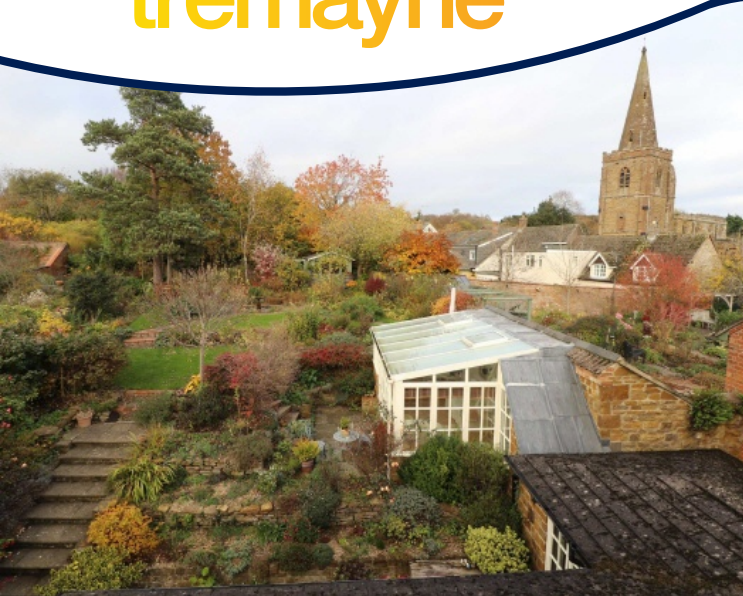
Bedroom Three 16'4" x 15'4" (4.98m x 4.67m)

A spacious dual aspect room which has wardrobes built into one corner offering ample storage and to one side is a vanity unit with inset wash hand basin with central chrome mixer tap and decorative tiled splash back and storage cupboard beneath and deep wood effect sill. Painted beams to ceiling, window to front aspect with single panel radiator under, Velux style window to rear aspect offering views over the garden and village Church

Bedroom Four 16'4" x 15'4" (4.98m x 4.67m)

A spacious multi aspect room, with cupboards to one corner offering storage and housing the Vaillant gas central heating boiler, painted beams to ceiling, windows to both front and side aspect and Velux style window to the rear aspect offering views over the garden and village Church, single panel radiator





Outside

Front

Steps lead up to the front door of the house, with double opening timber gates to one side leading to a gravelled area to the side of the house and which then opens to the rear garden

Rear

A deceptively spacious rear garden which benefits from a high degree of privacy as it is not directly

overlooked and which has views over the local Village Church. Directly to the rear of the house and accessed from the dining area and utility room is a good sized patio area with wood store, from here steps lead up to the main area of the garden which is laid mainly to lawn with extensive planted shrub and flower borders, inset water feature and a further paved patio area accessed from the conservatory. The top of the garden has a hard standing for a garden shed and further planted borders. The garden is enclosed by a combination of fencing and stone walls.

**Viewing strictly by
appointment with
the agent**

AGENTS DISCLAIMER

Floorplans: are for general guidance only and not to scale and should not be used as a basis for the purchase of furnishings and furniture. Measurements: are for general guidance only. The buyer is therefore advised to check measurements if they are required for any other purpose, eg fitted carpets, furniture. Appliances: Laurence Tremayne Estate Agents have not tested any apparatus, equipment or fitting for services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

MORTGAGE ADVICE

Independent mortgage advice is available, without charge, for all prospective purchasers of this property. Written quotations available on request. "YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER LOAN SECURED ON IT"

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3 floorplans available
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28 photos available
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