

London Road
Bozeat
Wellingborough
NN29 7JR

£300,000

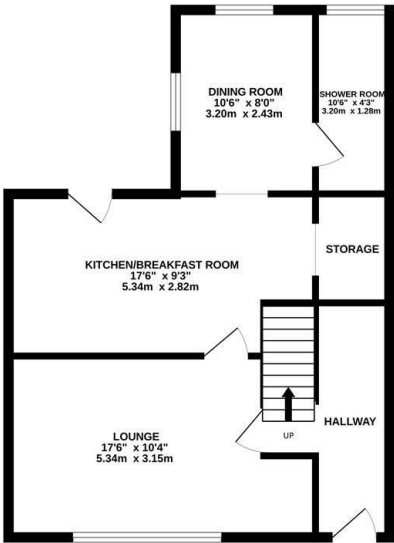


OSCAR JAMES

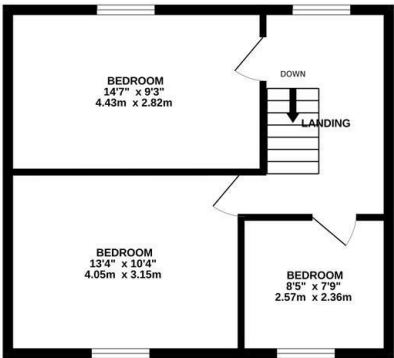
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FLOOR PLANS

GROUND FLOOR
553 sq.ft. (51.4 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 978 sq.ft. (90.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AT A GLANCE...



Two Reception Rooms



Kitchen/Breakfast Room



Three Bedrooms



Downstairs Shower Room



Generous Sized Plot to the Front & Rear



Off Road Parking For Several Vehicles



WHAT'S GREAT?

Characterful three-bedroom end-terrace cottage with generous parking, mature gardens and no upper chain

Situated just off London Road in the charming village of Bozeat, near Wellingborough, this delightful end-terrace cottage is full of character, warmth and period appeal. With wonky walls, exposed stonework, a cosy open fire and original features — including a front-bedroom fireplace and brick-and-stone pantry archway — it offers a rare opportunity to enjoy village life with scope to extend and make the space your own.

Arranged over two floors, the accommodation includes three generously sized bedrooms, each with deep windowsills. The rear bedroom overlooks the beautiful garden and enjoys views across the village green towards the spire of St Mary's Norman parish church, dating from around 1130. The ground floor offers two separate reception rooms, a large kitchen/breakfast room overlooking the garden, and a shower room.

The mature rear garden is private and secluded, with an abundance of established plants and trees. To the side is generous off-road parking for up to four vehicles — a rare advantage in this village setting — screened from the road by well-established trees.

Bozeat is a welcoming village community, with the property having been part of village life for at least 200 years. The cottage is conveniently located opposite the village pub and within easy walking distance of the convenience shop and post office. The local school is rated excellent for early years provision, with secondary schools available in nearby Wollaston and Wellingborough.

Offering an appealing mix of village living and accessibility to Northampton, Bedford and Milton Keynes, with London reachable within an hour from Wellingborough station.

This unique cottage has been owned by the same family for nearly 50 years. A rare opportunity to acquire a characterful village home with generous gardens, parking and potential. Early viewing is highly recommended.

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SELLER'S SECRET

During my many years of owning this cottage, I have been fortunate to acquire several small parcels of adjoining land from neighbouring properties. This has allowed the plot to grow gradually into the wonderfully generous grounds it enjoys today — an unusually substantial amount of outside space for the area, offering privacy, flexibility and real potential for the next owner.

What has made this home truly special is not only the cottage itself, but the life it has offered. My family has grown up here, enjoying the local school, village clubs and activities, and a strong community that has provided friendship and support for nearly 50 years. It is a place with genuine heart — a home where the next owners can enjoy both character and connection from the moment they arrive.



Why we like it....

Situated in the picturesque village of Bozeat, this property enjoys the best of both worlds — a peaceful village setting whilst remaining within easy reach of the surrounding towns and cities. The village offers a range of local amenities, a traditional village green and access to schools, creating a welcoming and convenient community setting.

For those looking to escape the pace and bustle of town and city life, Bozeat provides an appealing opportunity to enjoy a quieter, more relaxed way of living, surrounded by the charm and character of village life.

OSCAR JAMES

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To buy or not to buy....
