



Orchard Cottage, Orchard Street, Drayton, Daventry, NN11 9EX

DEBBIE COX
Your personal estate agent **exp** UK

Orchard Cottage
Orchard Street
Drayton
NN11 9EX

Offers Over: £450,000

Situated within the historic hamlet of Drayton, a charming and highly regarded area within Daventry retaining its own distinctive character, Orchard Cottage is a well presented and sympathetically extended character home.

Offering an excellent balance of period charm and modern family living, the property has been enhanced by a two-storey rear extension together with a single-storey boot room extension, creating generous yet cosy accommodation.

Character features run throughout and are, complemented by a stylish kitchen / breakfast room with French doors opening onto the patio and a wonderful west-facing garden beyond.

VIEWINGS

Strictly by Appointment. Contact your local EXP Agent, Debbie Cox on **0777 301 7523** or email debbie.cox@expuk.com.



ENTRANCE HALL

A welcoming L-shaped entrance hall immediately sets the tone for the property, featuring traditional red tiled flooring, exposed ceiling timbers and beams, together with a charming shelf beneath the staircase that enhances the cottage's character. Stairs rise to the first floor, whilst a step leads through to the kitchen, and doors provide access to the principal reception rooms.

SITTING ROOM

A delightful and inviting reception room with double glazed windows to both the front and side elevations, allowing an abundance of natural light to fill the space. The focal point of the room is the wood-burning stove, set within an exposed brick chimney breast with tiled hearth and timber lintel above. Exposed ceiling timbers, a substantial beam and an attractive alcove with fitted shelving all combine to create a warm and cosy atmosphere.

FAMILY ROOM / DINING ROOM

A versatile second reception room featuring two double glazed windows to the front elevation. A gas fireplace is set within an exposed brick surround with timber mantel, creating an attractive focal point. A useful under-stairs storage cupboard provides practical storage, whilst the exposed ceiling beams and timbers continue the property's wealth of original character.

KITCHEN BREAKFAST ROOM

Forming part of the rear extension, this impressive kitchen/breakfast room provides an excellent family space overlooking the extensive rear garden. The kitchen has been fitted with a comprehensive range of modern base and eye-level units complemented by generous work surfaces incorporating a one-and-a-half bowl sink unit. Integrated appliances include a full-height fridge, full-height freezer and dishwasher, together with space for a range-style cooker and washing machine.

Two double glazed windows enjoy attractive views across the rear garden, whilst the spacious breakfast area provides an ideal everyday dining space. French doors open directly onto the paved patio, creating a seamless connection between the indoor and outdoor living spaces and making it perfect for entertaining family and friends.

BOOT ROOM

Accessed directly from the kitchen, the useful boot room provides practical everyday storage with space for coats and shoes, together with a wall-mounted boiler. A door opens onto the rear patio, whilst a glazed internal door returns to the kitchen.

CLOAKROOM

Accessed from the boot room, the cloakroom is fitted with a low-level WC, wash hand basin, radiator, extractor fan and an obscure double glazed window to the rear elevation.







FIRST FLOOR

The open galleried landing provides access to three of the bedrooms, with a further step leading to the master bedroom and family bathroom, which form part of the first-floor extension.

BEDROOM ONE

A generously proportioned principal bedroom enjoying a double glazed window overlooking the rear garden. A comprehensive range of built-in wardrobes provides excellent hanging and storage space. A door leads through to the en-suite shower room.

EN-SUITE SHOWER ROOM

Fitted with a shower cubicle, low-level WC and wash hand basin, together with an extractor fan.

BEDROOM TWO

A bright and airy double bedroom with two double glazed windows to the front elevation. Attractive exposed wall timbers continue the character and charm synonymous with the property.



BEDROOM THREE

A well-proportioned bedroom with a double glazed window to the front elevation.

BEDROOM FOUR

A comfortable fourth bedroom with a double glazed window to the side elevation.

FAMILY BATHROOM

A particularly spacious family bathroom fitted with a freestanding bath, a large walk-in shower enclosure, pedestal wash hand basin and low-level WC. An obscure double glazed window to the rear elevation provides natural light, whilst an extractor fan and recessed shelving offer additional practicality and storage.

OUTSIDE

FRONT

A driveway to the side of the property provides off-road parking, with gated access leading through to the rear garden.

REAR GARDEN

One of Orchard Cottage's standout features is its generous west-facing rear garden, enjoying an excellent degree of sunshine throughout the day. Immediately

adjoining the property is a substantial paved patio, accessed directly from the French doors in the kitchen/breakfast room, providing a superb space for outdoor dining and entertaining. A gateway also provides convenient access to the driveway. The garden is predominantly laid to lawn and is beautifully complemented by mature trees and established shrubs, creating a peaceful and private setting. A low retaining wall borders the patio, whilst the garden is enclosed by a combination of attractive brick walling, panel fencing and mature hedging. A pathway leads to the foot of the garden where the outbuildings are located.

OUTBUILDINGS

The property benefits from three useful outbuildings. The principal timber outbuilding is supplied with both light and power and offers an ideal workshop or hobby space, with windows overlooking the garden. A further timber shed provides excellent storage for garden equipment, whilst an additional outbuilding offers further practical storage.

LOCATION

Drayton is a popular and well-established residential area on the edge of Daventry, offering a pleasant blend of village character and modern convenience. Known for its quiet streets and welcoming community atmosphere, the area appeals to families, professionals and downsizers alike. There are nearby allotments and a local newsagent within this residential area, and a bus stop with a bus service into Daventry town.

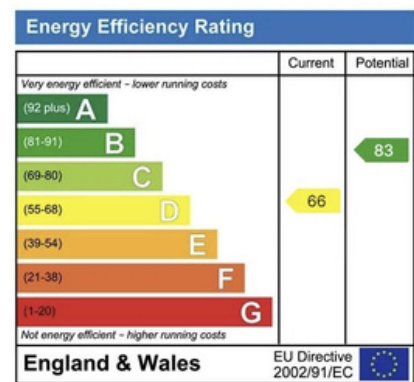
Situated just over one mile away is Daventry town centre, a historic market town with several well-known supermarkets, plenty of cafes, public houses and independent stores. On Tuesdays and Fridays the town hosts the local market, and on the first Saturday of each month there is a bustling farmers market.



There is a cinema, local leisure centre providing plenty of sporting activities, a town library and a small retail park. There is also a popular, well-serviced bus station in the town centre with ample bus routes to various destinations.. With good road links to surrounding towns and major routes, Drayton provides a convenient yet peaceful setting for everyday living.

LOCAL AUTHORITY
West Northamptonshire Council

ENERGY PERFORMANCE
<https://find-energy-certificate.service.gov.uk/energy-certificate/9666-0080-7225-7467-0200>



Important Information

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Only fixtures and fittings mentioned in these particulars are included in the sale, all other items are specifically excluded. Photographs and other media are provided for general information and items shown are not included in the sale unless specified in the sale particulars. Where property alterations to the property have been undertaken, buyers should check that relevant permissions have been obtained. None of the fixtures, fittings, services and appliances have been tested by the agent, are not certified or warranted in any way and therefore no guarantee can be given that they are in working order. Floorplans are provided for reference only and measurements are approximate. Purchasers are responsible to make their own enquiries with the appropriate authorities in relation to the location, adequacy and availability of mains water, electricity, gas, drainage and any other services. If you have any particular questions, let us know and we will verify it for you. These particulars do not constitute all or part of a contract. The full EPC report can be located at <https://find-energy-certificate.service.gov.uk/energy-certificate/9666-0080-7225-7467-0200> or contact the agent for a copy in PDF format.



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