



Brook Cottage, Church Street, BYFIELD, Northamptonshire, NN11 6UX

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

**Brook Cottage, 42 Church Street
BYFIELD
Northamptonshire
NN11 6XN**

Guide Price: £500,000

A truly enchanting and character-filled cottage, offering an exceptional blend of warmth, charm and individuality, complemented by a beautifully appointed one-bedroom stone annexe nestled at the end of the garden. Set in a wonderfully peaceful position, with a gentle brook meandering along the boundary and a backdrop of mature trees, the setting feels both secluded and deeply serene. Despite its tranquillity, the property remains conveniently placed within walking distance of local amenities, including a village shop, allotments, pocket park, recreation field and a range of sporting facilities. Its delightful position close to the village church only adds to the sense of history and atmosphere, and viewing is strongly recommended to fully appreciate its unique appeal.



VIEWINGS

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



GROUND FLOOR

Accessed via a welcoming entrance porch, there is a practical yet characterful space for coats and boots, complete with a charming leaded glazed window leading into the heart of the home.

KITCHEN

The kitchen is wonderfully spacious, bright and airy, thoughtfully designed with modern base and eye-level units, generous work surfaces and a traditional butler sink. A wealth of storage is cleverly incorporated, including dedicated bin storage, while windows to multiple aspects—including a picturesque view towards the churchyard—provide the room with natural light. A breakfast area provides a sociable space for informal dining, making this a true family hub. There is space for a large American-style fridge freezer, along with a fitted dishwasher and provision for an oven with extractor above.

DOWNSTAIRS WC & BATHROOM

A door from the kitchen leads to a downstairs WC and separate bathroom,

both thoughtfully positioned for convenience. The WC offers a simple, practical space with a continuation of the cottage's tiled flooring and a characterful sloped timber ceiling. The bathroom has a wonderfully cosy feel, with a window framing views of the churchyard, a wood-panelled bath, wash hand basin and matching tiled flooring, all contributing to its warm cottage charm. Nearby, a useful utility cupboard houses the gas-fired boiler and provides plumbing for a washing machine along with additional storage.

DINING ROOM

The former kitchen now serves as a beautifully atmospheric dining room, rich in period character with exposed beams, original fitted cabinetry, a double sink and a striking cast iron stove set within the chimney breast. A window seat overlooks the rear garden, creating an idyllic spot to sit and enjoy the outlook. A door opens into a further porch giving direct access to the garden.

SITTING ROOM

Flowing from the dining room, the sitting room is a wonderfully inviting space arranged over split levels, adding depth and interest. Stone steps, exposed stonework and tiled flooring create a striking yet homely aesthetic. A traditional working stove forms a focal point in the upper seating area, complemented by carved timber detailing and a cosy alcove beneath the stairs. The lower seating area enjoys views over the garden through three windows, enhancing the sense of light and connection to the outdoors.

BEDROOM / FAMILY ROOM / STUDY

Beyond this, a versatile additional reception room offers excellent flexibility as a bedroom, study or family space, with a rear window drawing in natural light.

FIRST FLOOR

Upstairs, the first floor continues the property's charm and individuality.

BEDROOM ONE

This bedroom is beautifully presented with a vaulted ceiling, a low-level window with







window seat overlooking the garden, and a useful alcove for storage.

ENSUITE BATHROOM

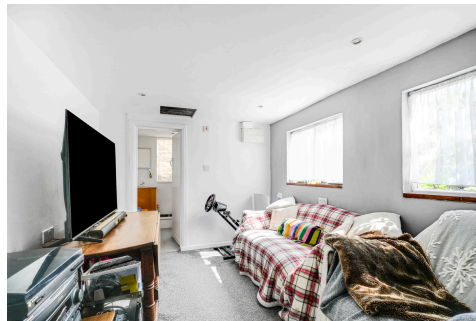
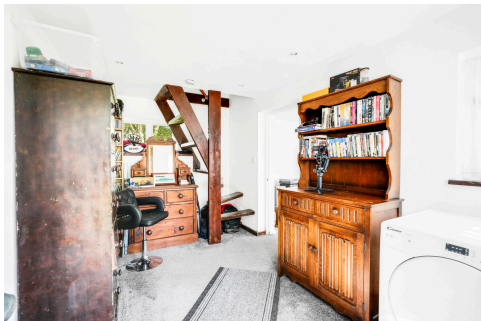
The en-suite bathroom is well proportioned and characterful, featuring exposed timber, a shower cubicle, WC and wash hand basin.

BEDROOM TWO

The second bedroom is another generous double, also enjoying a vaulted ceiling, exposed beams, wooden flooring and peaceful garden views.

DETACHED STONE COTTAGE ANNEXE

A particular highlight of the property is the detached stone annexe, discreetly positioned at the bottom of the garden. Currently used as additional accommodation, it offers exceptional flexibility. The entrance area provides a welcoming space that could easily serve as a dining or sitting area, with views across the recreation ground. The adjoining kitchen area is compact yet practical, with a butler sink, wood worktop and garden outlook, while the sitting area is light-filled and leads to a shower room. Upstairs, the bedroom enjoys a vaulted ceiling, Velux window and exposed stonework, enhancing its rustic charm.



OUTSIDE

Outside, the gardens are beautifully maintained, with a gently flowing brook forming a truly picturesque boundary feature. Lawns are complemented by well-stocked borders and a paved terrace directly off the kitchen and dining room, perfectly positioned for outdoor dining and relaxation. A small bridge crosses the brook to gated access, adding a touch of magic to the setting, while two useful storage sheds and an additional store attached to the annexe provide practical convenience.

There is access via a quaint pathway beside the church, known locally as 'Gooseberry Lane', leading to the property's gated entrance. Parking is available on Church Street, with the added benefit of a Parish Council licence allowing vehicular access to the rear. Altogether, this is a rare and beautifully individual home, full of warmth, history and charm, set within a truly idyllic and peaceful village setting.

LOCATION

Byfield is a thriving village offering many amenities and has a strong sense of community. There is a GP surgery with pharmacy, village shop with post office, petrol station with essential shopping and the Cross Tree Inn public house.

There are numerous clubs and societies within the village to include bowls, football, cricket and tennis as well as an active village hall with regular events and social functions and a nearby children's play area. In addition, there is a village primary school and nursery, pocket park and village allotments. There is also a bus stop within walking distance providing an hourly service to neighbouring villages and towns to include Daventry and Banbury.

The towns of Daventry, Banbury, Towcester, Northampton and Milton Keynes are within travelling distance and provide more extensive shopping, recreational and cultural facilities. Communication links include the M40

motorway (J11) at Banbury (approx 9 miles) and M1 (J16) (approx. 12 miles). The closest railway station is Banbury (approx 15 miles) or Leamington Spa (approx. 17 miles) and there is a regular bus service to Banbury and Daventry.

Byfield is within easy reach of local attractions including Canons Ashby National Trust (5 miles) and Farnborough Hall (8 miles), plus the Grade I listed Tudor home of the Washington family, Sulgrave Manor (8 miles). The National Herb Centre is at Warmington (10.7 miles). There is an RC racing facility at Nemo Racing (10 miles) and the Silverstone racing circuit is 15 miles away.

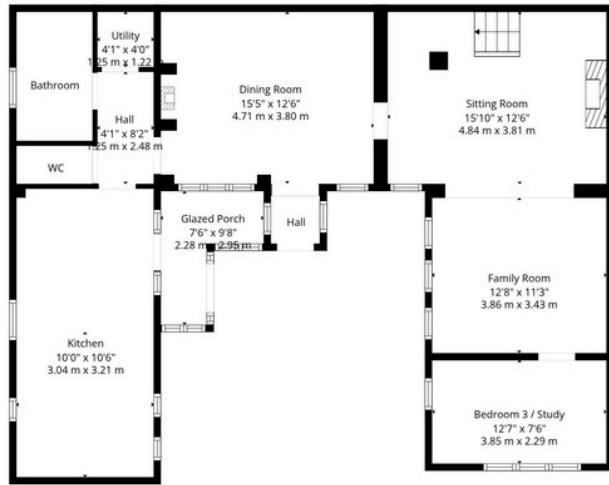
AGENTS NOTE

For more information regarding the Parish Council License to access the rear of the property, please contact the agent, Debbie Cox on 0777 301 7523.





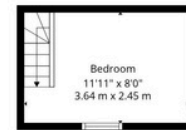
1st Floor



Ground Floor



Annex Ground Floor



Annex 1st Floor

Total: 1692 sq. Ft, 158 m2

Annex Ground Floor: 288 sq. Ft, 27 M2, Annex 1st Floor: 65 sq. Ft, 6 M2, Ground Floor: 978 sq. Ft, 91 M2, 1st Floor: 361 sq. Ft, 34 m2
 Excluded Areas: Low Ceiling: 36 sq. Ft, 4 M2, Utility: 18 sq. Ft, 2 M2, " ": 70 sq. Ft, 7 M2,
 Bedroom 2: 19 sq. Ft, 2 M2, Bedroom 1: 17 sq. Ft, 2 M2, Walls: 224 sq. Ft, 17 m2

Floor Plan Created By Harper & Reid. Measurements Deemed Highly Reliable But Not Guaranteed

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



0777 301 7523
 debbie.cox@expuk.com
 debbiecox.expuk.com

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



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/6807-4024-0820-0064-0226> or contact the agent for a copy in PDF format.

