



46 High Street, Bugbrooke, Northampton, NN7 3PG

** Draft **

HOWKINS &
HARRISON

46 High Street, Bugbrooke,
Northampton, NN7 3PG

Guide Price: £400,000

A charming character cottage believed to date back to the mid 18th century, situated in the heart of the popular village of Bugbrooke.

This end of terrace cottage has previously been extended yet retains a wealth of character feature set within delightful garden.

Features

- Charming mid 18th century cottage
- Sitting room with log burner
- Dining room & Snug
- Kitchen/breakfast room
- Three bedrooms
- Bathroom & shower room
- Character features
- Established garden
- Sought after village location
- Energy Rating- D



Location

Bugbrooke nestles in rolling countryside, southwest of Northampton, with a narrow brook dividing the conservation area in two. The village has a church, primary and secondary school, doctors' surgery, three public houses and local village shops.

Towcester is approximately 6 miles away; Northampton is also 6 miles and Milton Keynes 18 miles. There is good access to the A5, A43, M1 and M40 and train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 minutes and 50 minutes respectively.



Ground Floor

The accommodation of the cottage is entered through a hardwood door into a porch which then leads into the sitting room which has a feature fireplace with log burner, window seat and exposed ceiling beam.

Continuing through the ground floor, both the snug and dining room which have exposed ceiling beams, various store cupboards and windows seats.

On approach to the kitchen/breakfast you will find a shower room and utility/boot room which houses the gas fired Vaillant boiler, plumbing for washing machine and door to the rear garden. The kitchen/breakfast room has a range of cream cabinets, working surfaces incorporating a sink unit, space for range style cooker, plumbing for dishwasher and a useful pantry.

First Floor

The first floor has three double bedrooms and a family bathroom which briefly comprises of a bath, wash basin and wc. The master bedroom has fitted wardrobes and a vanity unit with wash basin.





Outside

Outside, charming gardens with an abundance of established planting and areas of secluded seating, vegetable garden and lawns. There are also timber sheds, workshop, greenhouse and gated pedestrian rear access.

There is a right of way to access the rear garden.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.





Viewing

Strictly by prior appointment via the agents Howkins & Harrison.
[Tel:01604-823456](tel:01604-823456).

Fixtures and Fittings

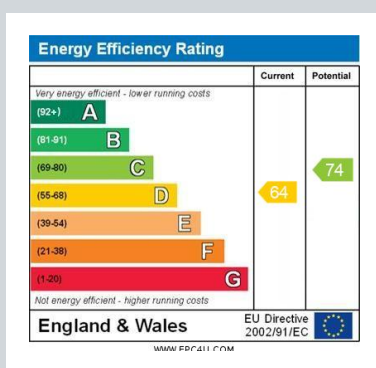
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

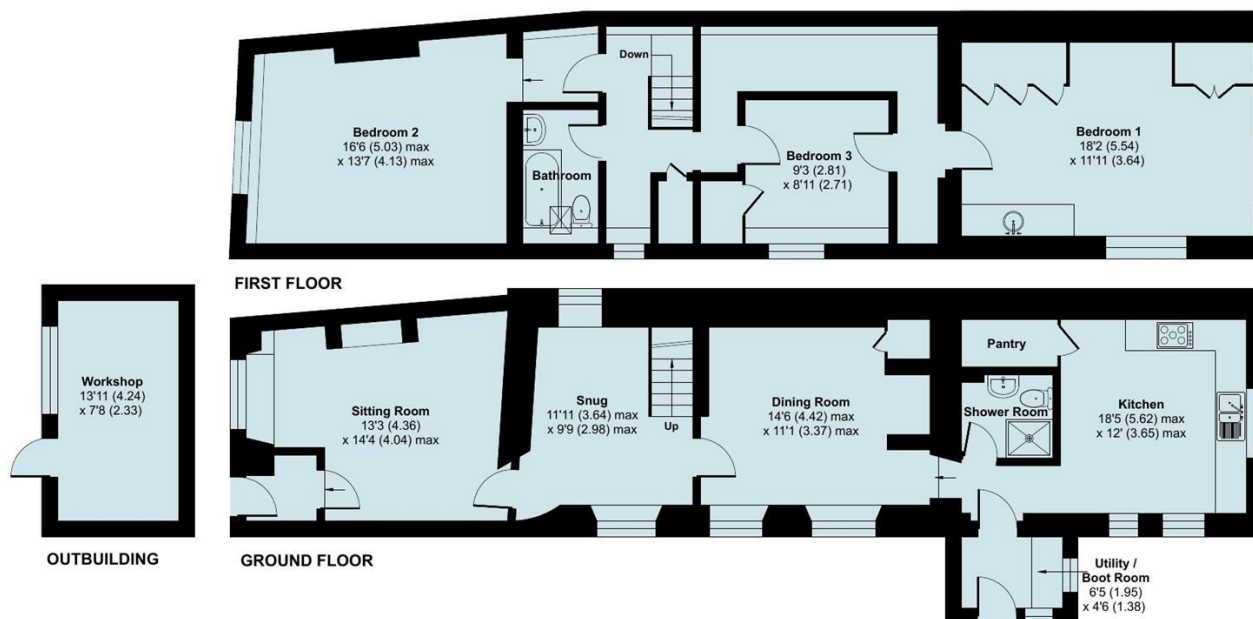
West Northamptonshire Council Tel:0300-126700.
Council Tax Band – D



High Street, Bugbrooke, Northampton, NN7

Approximate Area = 1618 sq ft / 150.3 sq m
Outbuilding = 106 sq ft / 9.8 sq m
Total = 1724 sq ft / 160.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Howkins & Harrison. REF: 1495298

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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. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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