



6 Church Street, Boughton, Northamptonshire, NN2 8SF

HOWKINS &
HARRISON

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Northamptonshire, NN2 8SF

Guide Price £415,000

A charming and much improved Grade II Listed property offering a wealth of character blended with modern comfort. Nestled in one of Northamptonshire's most sought-after villages, the property is offered for sale with no upward chain and potential development opportunity to incorporate the garages, subject to planning and listed building consent.

Features

- Charming stone & thatched property
- Desirable village location
- Scope for further development (subject to planning)
- Sitting room
- Refitted kitchen
- Two double bedrooms
- Dressing room/study
- Refitted bathroom
- Rear garden
- Four garages
- No upward chain



Location

Boughton is a well-situated village just off the A508 (Market Harborough Road), approximately 3.5 miles north of Northampton town centre and 1.5 miles from Kingsthorpe, which offers a range of shops including Waitrose.

The village has good primary schooling, a village hall, church, and pub, providing essential local amenities. For secondary and further education, Moulton College is within easy reach.

Transport connections are convenient: Northampton railway station (4.5 miles) offers mainline services to London Euston, while Wellingborough station provides access to London St Pancras. Local bus services, including the Stagecoach 14, link Boughton with Northampton and surrounding areas.

Residents also benefit from outdoor recreation, with the nearby Brampton Valley Way ideal for walking and cycling. Boughton's quiet village setting, strong community, and easy access to schools and the town centre make it a popular choice for families and commuters.



Accommodation

The accommodation is located on the first floor above the garaging. The front door is located to the rear of the cottage through a walkway which the neighbour has access over. Stairs rise to the first floor where all the accommodation can be found as well as a further staircase descending and giving access to the garden.

The sitting room features a stone mullion window enjoying views towards the church and an exposed beam. The recently refitted kitchen/breakfast room has a range of contemporary cabinets with ample working surfaces incorporating a sink unit, hob, oven and extractor hood and also enjoys views towards the church.

There are two double bedrooms with and an exposed oak roof truss to the master bedroom and further feature wall beam. The second bedroom has a dressing room, study or occasional room that overlooks the rear garden. To complete the accommodation is the refitted bathroom suite with a shower over the bath, wash hand basin, WC and airing cupboard housing the hot water cylinder.

Outside

The cottage style rear garden has a dilapidated brick built store and access to one of the four garages.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison. 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

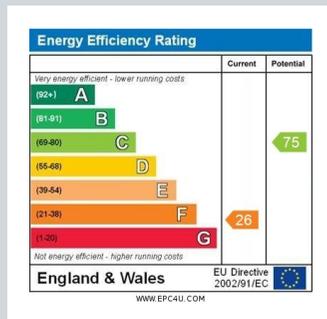
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

West Northamptonshire Council. Daventry Area.

Tel: 0300-1267000

Council Tax Band- B



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