



CHEQUER HOUSE

Stocks Hill, Moulton, Northampton, NN3



DAVID COSBY
ESTATE AGENTS



Chequer House

Stocks Hill, Moulton, NN3 7TB

Total GIA Floor Area (Inc. Garage) Approx. 319 sqm (3434 sqft)



4 Bedrooms



3 Receptions



2 Bathrooms

Features

- Grade II Listed period home
- Four-bedroom accommodation
- Annexe area with kitchenette
- Integral double garage and outbuilding
- Sizeable corner plot - approximately 0.3 acres
- Large south-facing rear garden
- Ample off-road parking
- Character features throughout
- Central position within Moulton village
- No onward chain

Description

A Grade II Listed detached family house occupying a substantial corner plot of approximately 0.3 acres in the heart of Moulton village. Believed to date from around 1700 and originally known as The Chequers Inn, the building has evolved through later additions to create a spacious family home with four bedrooms, annexe accommodation and an integral double garage. Constructed of coursed stone beneath steeply pitched thatched roofs, the property has gabled elevations, eyebrow dormers and surviving stone-mullioned windows.

The ground floor includes a series of reception rooms together with a kitchen / breakfast room and cellar, while the first floor provides four bedrooms and an annexe section served by a kitchenette and Jack and Jill bathroom.

Outside, the property stands within generous landscaped gardens, unusually large for such a central village position. Gated access from Barlow Lane leads to a gravel driveway with ample off-road parking, while the south-facing rear garden is arranged over a series of levels, with patio seating areas, lawn and established planting, together with an integral double garage and useful outbuilding.

A GRADE II LISTED PERIOD HOUSE WITH ANNEXE,
INTEGRAL DOUBLE GARAGE, GENEROUS GARDENS
AND PARKING, SET ON A 0.3-ACRE PLOT IN THE
HEART OF MOULTON VILLAGE



The Property

Entrance Porch

Accessed via a traditional arched oak door, the entrance porch provides an attractive introduction to the house with wainscoting, neutral decoration and slate-effect floor tiling. A solid oak door, with glazed side casements opens to the Entrance Hall.

Entrance Hall

The entrance hall forms a welcoming central space with natural light from a three-unit window to the front aspect. Pine doors open to the dining room, drawing room and cloakroom and exposed oak beams contribute to the period character. A useful understairs cupboard with traditional ledged and braced door provides good storage.

Cloakroom

Fitted with a close-coupled WC and a pedestal wash hand basin with chrome mixer tap, the cloakroom has natural lighting from a frosted casement window to the side aspect.

Dining Room

Centrally positioned within the house, the dining room is a well-proportioned space, with dual aspect windows. A full-height glazed door, with matching side panel, brings in additional natural light and opens directly onto the patio and rear garden, lending itself well to entertaining and outdoor dining.

The room retains period character, with exposed chamfered ceiling beams and a full-width inglenook fireplace opening. Timber flooring is fitted throughout, and there is also an attractive glazed display cabinet with panelling below. An oak door with Suffolk latch and T-hinges opens to cellar with spiral stone steps, while a stripped pine panelled door returns to the entrance hall.

Drawing Room

Situated to the right-hand side of the house, the principal reception room is of good size, with a chamfered ceiling beam and exposed ceiling joists. The original inglenook fireplace opening with lias stone reveals forms an attractive focal point.

The room enjoys natural light from windows to the side and rear aspects. A built-in corner cabinet, with low-level double doors and open shelving above, provides useful storage and display space.



The Property

Lounge

Located to the rear right-hand side of the house, the lounge is a dual-aspect room with deep-silled windows, some retaining original panelled shutters. A chamfered ceiling beam reflects the age and character of the building, while the walls are neutrally decorated and finished with profiled picture rails. Full-height shelving lines the rear wall, and the room is fitted with cut-pile carpet. A classically styled fireplace surround with open-flame gas fire is set to one wall.

Kitchen / Breakfast Room

A dual-aspect room with casement windows to the front and rear, the kitchen / breakfast room is fitted with an extensive range of bespoke solid timber Shaker-style base and wall units with cream-painted fronts, solid timber work surfaces and matching upstands. The floor is laid with marble-effect ceramic tiling, and a large two-bowl Belfast sink with chrome mixer tap is set beneath the rear south-facing window, overlooking the garden.

Integrated appliances include a Rangemaster with five-burner induction hob, grill and double electric oven, together with an extractor hood above, Bosch dishwasher and fridge. There is also space for a table and chairs for informal dining.

Cellar

With limewashed stone perimeter walls, the cellar offers useful storage for non-perishable items. It has a brick-on-earth floor, exposed chamfered floor beams and timber support posts, and a floor-to-ceiling height of approximately 1.85m. Power and lighting are connected.

Thinking of Selling?

If you are considering selling or letting, our team of Chartered Surveyors and Estate Agents would be pleased to provide a no-obligation valuation. With strong local knowledge, sound market insight and a carefully considered approach to marketing, we offer clear advice tailored to your property and the current market. Please contact us to arrange a free appraisal.



The Property

First Floor Landing

A large, partly vaulted space with good natural lighting and exposed hip and purlin roof timbers. Two eaves cupboards are set to the front, providing useful additional storage.

Principal Bedroom

A generously proportioned room with partly vaulted ceilings and exposed original trusses and purlins. A three-unit gable window and front-facing dormer bring natural light. The room includes a fitted dressing unit with inset wash basin and two walk-in wardrobes with hanging rails and shelving behind traditional plank doors.

Bedroom 2

A double room with a partly vaulted ceiling, finished with white-painted timber boarding to the apex. Windows to two elevations include a timber casement to the rear gable and an original stone-mullioned side window with leaded lights. The room also includes a recessed niche providing useful shelving and storage.

Bedroom 3

Currently arranged as a home office, Bedroom 3 could also serve as a further double bedroom. It has direct access to the Jack and Jill bathroom shared with Bedroom 4, built-in double wardrobe, and rear facing dormer window overlooking the south-facing garden.

Jack and Jill Bathroom

Set to the rear of the house, the Jack and Jill bathroom has a two-unit casement dormer window and partly vaulted ceilings. The suite comprises a shower cubicle, close-coupled WC and pedestal wash hand basin with chrome mixer tap, with timber-effect laminate flooring.

Bedroom 4 / Annexe Area

Forming part of the first-floor annexe, Bedroom 4 is a double room with dormer windows to the front and rear, two wardrobes, and direct access to a kitchenette and adjoining Jack and Jill bathroom, making it well suited for independent use by guests, older children or extended family.

Kitchenette / Annexe Area

Accessed from the annexe, the kitchenette is fitted with roll-edge work surfaces, a breakfast bar and a stainless-steel sink and drainer with chrome mixer tap, supporting independent use of this part of the house.





Grounds

Front Aspect

Set behind limestone and brick boundary walls, the property is approached via gated vehicular access from Barlow Lane, leading to a gravel driveway with ample parking. The attractive front elevation incorporates eyebrow thatched dormers and a gable-fronted two-storey porch. The front garden areas are arranged over a series of tiers, with raised beds planted with privet hedging, roses and mixed perennials.

Rear Garden

The south-facing rear garden is arranged over three levels. Immediately to the rear of the house is a substantial patio, laid in slab paving and buff brick, with a central seating area and raised stone planters. Stone steps rise from here to the main lawned garden, where established borders and mature perimeter trees, including cherry and holly, give privacy and enclosure. Further steps descend from the patio to a more sheltered area with brick retaining walls and an additional hardstanding seating area.

Double Garage

The integral double garage has two up-and-over vehicle doors and separate pedestrian access from the rear garden via a ledged and braced door. A two-part rear window provides natural light, and power, lighting and plumbing for a washing machine are connected. In addition to vehicular parking, there is space for storage, shelving and workshop use. A two-panel door connects directly to the kitchen / breakfast room.

Outbuildings

To the rear left-hand side of the property is a stone and part-rendered outbuilding, offering useful storage space. It is fitted with shelving, has a three-unit casement window, two separate ledged and braced doors, and is connected to power and lighting.



Location

Moulton is a well-regarded village situated to the north-east of Northampton, offering a range of everyday amenities including a village shop, public houses, church, medical facilities and a primary school. The village has an established community and a number of local facilities centred around the parish church and village hall.

The surrounding countryside is easily accessible, with a network of footpaths and bridleways connecting to nearby villages and open farmland.

Northampton provides more comprehensive shopping and leisure facilities, together with mainline rail services to London Euston. The area is also well placed for access to the A43, A45 and M1, offering good road connections.

Schooling is well catered for, with Moulton Primary School within the village and a range of secondary options including Moulton School and Science College, together with independent schools in Northampton such as Northampton School for Boys, Northampton School for Girls and Wellingborough School.

Property Information

Local Authority: West Northamptonshire Council

Services: Mains Gas, Water, Electricity, & Drainage

Heating: Gas Central Heating

Council Tax: Band G **EPC:** Rating TBC **Broadband:** Up to 1800Mbps

Important Notice

Whilst every care has been taken with the preparation of these Sales Particulars, complete accuracy cannot be guaranteed, and they do not constitute a contract or part of one. David Cosby Chartered Surveyors have not conducted a survey of the premises nor tested services, appliances, equipment, or fittings within the property and therefore no guarantee can be made that they are in good working order.

No assumption should be made that the property has all necessary statutory approvals and consents such as planning and building regulations approval. Any measurements given within the particulars are approximate and photographs are provided for general information and do not infer that any item shown is included in the sale.

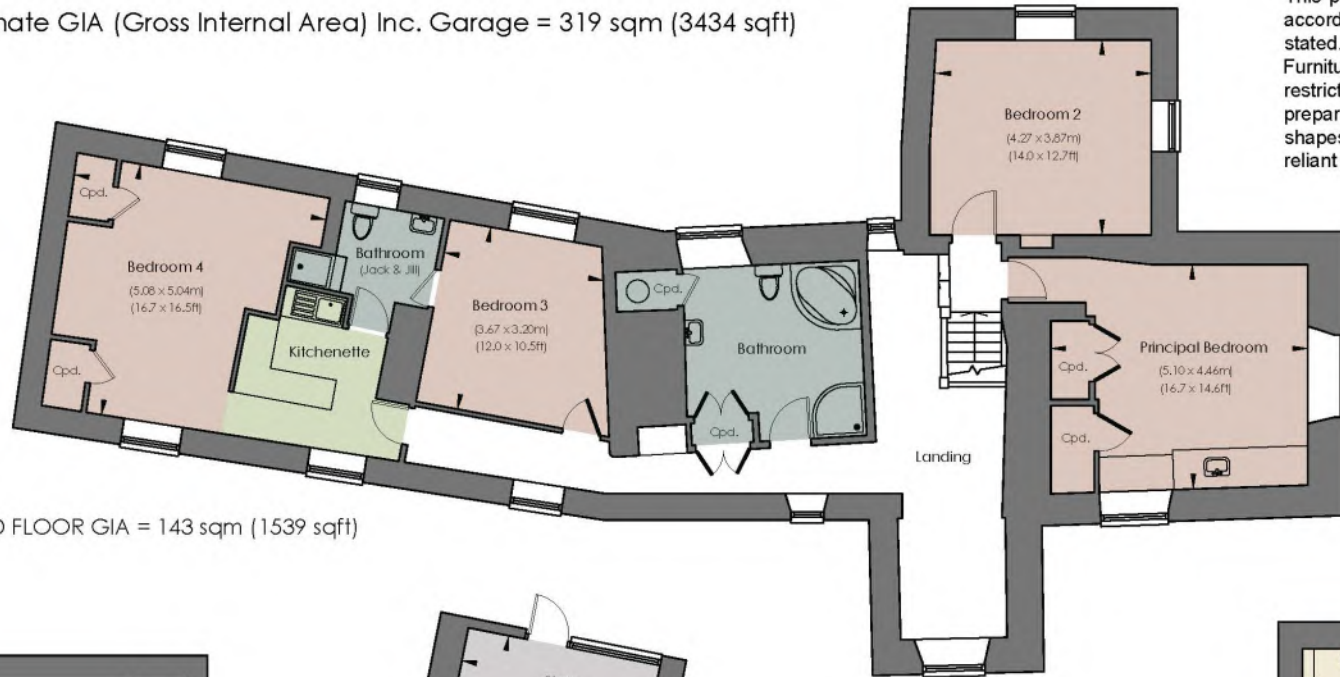
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*Please note that upon acceptance of an offer and in compliance with Anti-Money Laundering (AML) legislation we will need to undertake proof of identity and source of funds checks for each purchaser at a cost of **£25 per person**.*

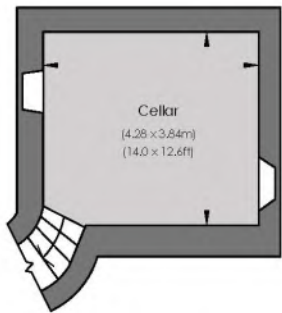


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Approximate GIA (Gross Internal Area) Inc. Garage = 319 sqm (3434 sqft)



GROUND FLOOR GIA = 143 sqm (1539 sqft)



CELLAR GIA = 16 sqm (172 sqft)



GROUND FLOOR GIA = 160 sqm (1722 sqft)

David Cosby Chartered Surveyors & Estate Agents
 This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.





MOULTON

01604 979628

enquiries@davidcosby.co.uk

www.davidcosby.co.uk



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MRICS
Director | Building Surveyor



Virginia Church
MRICS
Building Surveyor



Natasha Cosby
MNAEA | Solicitor
Director | Practice Manager



Sadie Tyson
MNAEA
Sales & Lettings Agent



@ enquiries@davidcosby.co.uk

☎ 01604 979628

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