

GREENER **Country** HOUSES & COTTAGES

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ESTATE AGENTS



18 Overstone Road, Moulton, Northampton, NN3 7UL

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A beautifully refurbished three-bedroom stone cottage in the heart of desirable Moulton Village. Immaculately presented throughout, this charming stone cottage has been thoughtfully modernised by the current owners to a high standard. Recent upgrades include new windows and doors, a new heating system, a stylish contemporary shaker kitchen, beautifully finished bathroom and ensuite, and a complete redesign of the outdoor garden space, creating a perfect blend of character and modern comfort. Offering approximately 1,300 sq. ft. of living space, the ground floor comprises an entrance hall with utility area, a spacious lounge with generous cloakroom storage, and an impressive open-plan kitchen/dining room ideal for entertaining. Upstairs, the property features a principal bedroom with ensuite shower room, two further well-proportioned bedrooms and a modern family bathroom. Externally, the home benefits from off-road parking for one vehicle and access to a garage. The newly landscaped rear garden provides a private, low-maintenance outdoor haven, perfect for relaxing or hosting guests. A rare opportunity to own a turnkey cottage in a sought-after village setting. Early viewing is highly recommended.

Price **£419,500 Freehold**

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

6'02 x 5'03
Entered via a replacement part-glazed composite front door, there are doors to:-

UTILITY

5'07 x 2'11
Housing a washing machine, there is suitable space for wellies and cloaks.

LOUNGE

17'11 x 12'08
A wonderful family area benefiting from a bay window to the front elevation. There is a feature fireplace with an electric log burner.

STORE

12'05 x 3'03
A large storage area accessed via double doors from the lounge.

KITCHEN

13'05 x 8'03
A beautifully refitted shaker-style kitchen featuring quartz worktops and matching upstands. The kitchen offers an excellent range of wall and base units, complemented by a traditional Belfast sink positioned beneath a side window. There is space for a gas range cooker with extractor above, and integrated appliances include a fridge freezer and dishwasher. A door leads to:-



DINING ROOM

14'11 x 12'11
Enjoying a pleasant outlook over the rear garden, this room benefits from a door leading outside and stairs rising to the first floor. Full of character, it features exposed wooden beams and a log burner set within the fireplace, creating a warm and inviting atmosphere.



FIRST FLOOR

LANDING

Doors to:-



BEDROOM ONE

17'09 x 12'04
A fabulous master suite with windows to the front elevation. There is space for a super-king-sized bed with carpet and wall lights fitted, access to a built-in wardrobe and a door to:-



ENSUITE

8'04 x 3'03
Suite comprising shower cubicle, WC and hand wash basin.



BEDROOM TWO

13'09 x 7'10
A window to the rear elevation with a built-in wardrobe and space for a double bed.



BEDROOM THREE

9'10 x 7'06
Currently used as a study, but suitable space for a single bed with a window to the front with carpet fitted.



BATHROOM

10'01 x 7'07
The bathroom comprises a WC, a hand-wash basin set within a vanity unit, and a roll-top bath. There is a window to the front providing natural light.



OUTSIDE

A driveway offers parking for one vehicle and access to:-

GARDEN

The garden has been thoughtfully re-landscaped and features smart slatted wood fencing, a newly laid lawn, and a paved patio perfect for outdoor dining.

GARAGE

Access via double doors to the front and side. There is electricity and power connected.

SERVICES

Mains gas, water and electricity are connected.

COUNCIL TAX

West Northamptonshire Council - Band E

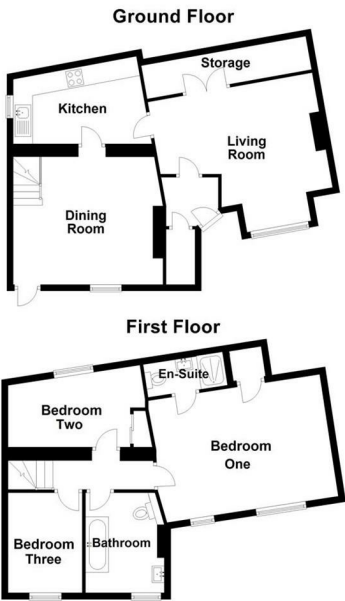
LOCAL AMENITIES

Within the village, there is a General Store/Post Office, Co-op Mini Market, Newsagents, Chemists, Garage and a Doctors Surgery. There is a recreation ground and a Village Hall, an active WI and the Barn Theatre Amateur Dramatic Group. Local schools include Moulton Primary School and secondary education at Moulton School. There are also bus services to and from Northampton town centre.

HOW TO GET THERE

Heading out of Northampton town centre heading in an easterly direction along the A428 towards the A45 upon approach of the round about take the second exit onto the A45 heading east bound exit at the first junction on to the A43 continue north bound proceed over the round about towards the villages of Moulton and Sywell at the Overstone round about take the first exit onto Park View follow the road onto Overstone Road, proceed through the village past the convenience store on the right where the proepty can be found 200 yards on the left.

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Not to scale. For illustrative purposes only