

**Corner Cottage 2 Bugbrooke Road  
Gayton  
NORTHAMPTON  
NN7 3EU**

**£650,000**



- CHARMING THATCHED COTTAGE
- FOUR BEDROOMS (ONE DOWNSTAIRS)
- OPEN-PLAN KITCHEN / DINING ROOM
- ENSUITE TO MASTER
- DETACHED GARAGE AND OFF ROAD PARKING

- NO CHAIN AND NOT LISTED
- SEPARATE RECEPTION ROOMS
- BRAND NEW THATCH
- ATTRACTIVE GARDENS
- ENERGY EFFICIENCY RATING: D

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Having just been completely re-thatched in water reed, this charming 'Chocolate Box' cottage is located in the heart of the desirable village of Gayton, Northampton. It's a beautiful property that boasts a delightful blend of character and modern features, ensuring a comfortable and stylish living experience. The cottage is in very good condition and is not a listed building, which makes further improvements and changes much easier. It offers spacious living space to the ground floor, including a modern fitted kitchen with underfloor heating, two inviting reception rooms, a study/fourth bedroom, cloakroom/WC and gym/garden room. Upstairs, you will find three bedrooms with an ensuite to the main bedroom and a further family bathroom. The gardens surrounding the property are well maintained and the rear garden is very private. Off-road parking is available via a block-paved double-width drive and there is also a detached garage. The property has no upward chain.

## **Ground Floor**

### **Entrance Porch**

Entered via a leaded glazed front door through to the living room.

### **Living Room**

13'2" x 13'1" (4.02 x 3.99)

Dog leg stairs rising to the first floor, two leaded windows to the front and side aspects, inglenook fireplace with oak beam and gas fire inset, decorative ceiling beams.

### **Kitchen / Dining Room**

26'2" x 12'2" (8 x 3.72)

Fitted with a range of base units with granite work surfaces over, sink with mixer tap over, twin electric ovens and electric hob with extractor oven, fitted wine cooler, dishwasher, under-floor heating, herringbone effect flooring, space for large family dining table, composite glazed door to side garden, leaded window to the front and side aspects.

### **Hallway**

Plumbing for a washing machine and tumber dryer, integrated fridge and door to cloakroom/W.C.

### **Cloakroom / W.C**

Low level W.C, hand wash basin, tiling to splash backs.

### **Family Room**

10'11" x 10'7" (3.34 x 3.23)

Leaded window to the side aspect, double glazed French doors to garden, tiled flooring and recessed display shelves, decorative ceiling beams.

### **Gym**

16'10" x 9'6" (5.15 x 2.91)

Two velux windows and French doors to side garden, wall mounted boiler.

### **Study / Bedroom Four**

12'1" x 8'8" (3.70 x 2.66)

Leaded window to the side aspect, leaded window through to gym, decorative ceiling beams, oak flooring.

## **First Floor**

### **Galleried Landing**

Leaded window to the front aspect, two eaves storage cupboards.

### **Master Bedroom**

14'8" x 11'0" (4.49 x 3.37)

Two leaded windows to the rear and side aspects, triple fitted wardrobe, oak flooring and door to ensuite.

### **Ensuite**

Refitted suite comprising of a walk-in shower cubicle with rain-drop shower over, close coupled W.C and floating wash hand basin. Tiled flooring, tiled splash backs, chrome towel radiator.

### **Bedroom Two**

13'8" x 12'9" (4.17 x 3.89)

Leaded window to the front and side aspects, feature fireplace with wood mantle and tiled hearth. Fitted with a range of storage cupboards.

### **Bedroom Three**

10'10" x 10'4" (3.31 x 3.17)

Window to the side aspect. A range of fitted storage cupboards, oak flooring, decorative ceiling beams, ladder up to a mezzanine floor (ideal for storage and additional sleeping space).

### **Family Bathroom**

Fitted four piece suite comprising of a walk-in shower cubicle with twin shower head over, W.C, pedestal wash hand basin and panelled bath with mixer tap and handheld shower fitting over, chrome towel radiator, luxury vinyl flooring, door to an airing cupboard, leaded window to the rear aspect.

### **Externally**

#### **East Garden**

A secluded garden to the side of the property which is easterly facing and offers a good degree of privacy. Gated access, pathway leading to side door, lawn with shrub borders, patio area.

#### **West Garden**

Gated access from the off road parking leading into the westerly facing garden which is mainly laid to lawn with large patio area and is bordered with well stocked shrubs and trees.

### **Garage**

19'1" x 11'1" (5.84 x 3.39)

Single garage with up and over door and pedestrian door and window to the side. Power and lighting connected.

## **Local Area**

Gayton is a charming village that's located around five miles to the southwest of Northampton town centre. It's conveniently situated about two miles from the A43, which leads to the M40, and about three miles from Junction 15a of the M1. If you're looking to travel to London Euston, you can catch a train from either Northampton or Milton Keynes train stations.

The village offers a range of amenities, including a primary school, parish church, village hall, playing fields, and a public house. The Grand Union Canal passes close by, making it a great spot for leisurely walks. If you're looking for more leisure facilities, you can head to the Sixfields Leisure Centre in Northampton, where you'll find a multiplex cinema, supermarket, and restaurants.

For sports enthusiasts, there are plenty of activities to keep you busy in the area. You can enjoy a round of golf at either Silverstone or Whittlebury Hall Hotel & Spa, go sailing at Caldecotte Lake or try watersports at Willen Lake. If you're looking for something more adventurous, you can hit the slopes at the Snozone in Milton Keynes or catch a thrilling motor racing event at the world-famous Silverstone race circuit.

## **Agents Note**

Local Authority: South Northamptonshire Council

Council Tax Band: G









Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
 1883.53 ft<sup>2</sup>  
 174.99 m<sup>2</sup>

Reduced headroom  
 67.70 ft<sup>2</sup>  
 6.29 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**Disclaimer**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.