



6 Church Street, Boughton, Northamptonshire, NN2 8SF

HOWKINS &
HARRISON

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Guide Price £398,000

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.

Marketing Note

Some images have been virtually staged to show potential furniture layout and room use.



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 is approached via a covered passageway leading to the front entrance and continuing through to the cottage-style rear garden. The garden features a paved pathway bordered by established planting beds, a brick-built store in need of repair, and a secondary rear entrance to the cottage. To the rear, there is access to one of four garages, each fitted with traditional wooden sliding track doors accessed from the roadside.

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.

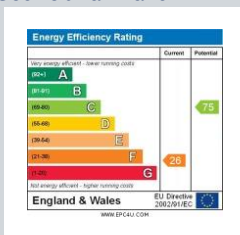
Agents Note

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

Local Authority

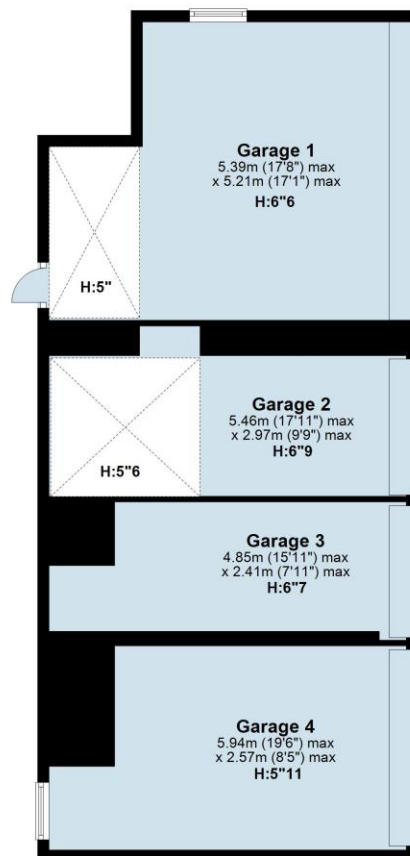
West Northamptonshire Council. Tel: 0300-1267000

Council Tax Band- B



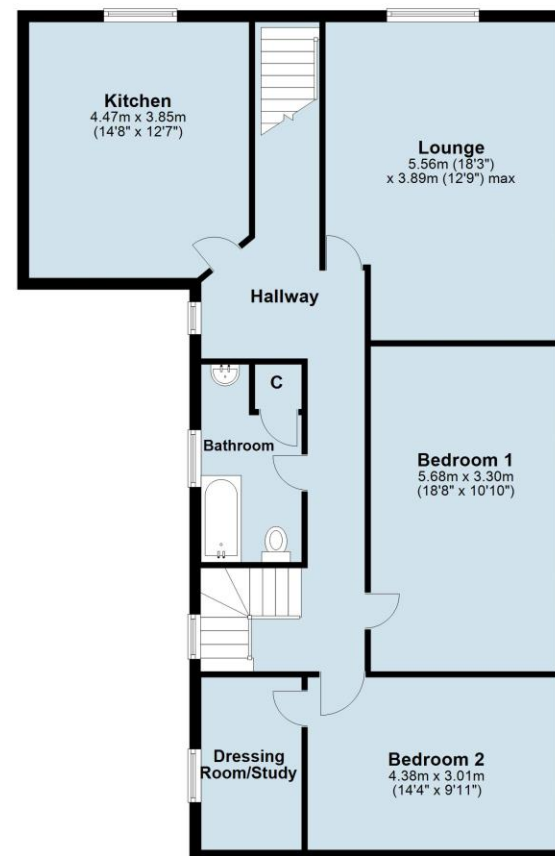
Ground Floor

Approx. 70.7 sq. metres (761.5 sq. feet)



First Floor

Approx. 98.2 sq. metres (1057.0 sq. feet)



Total area: approx. 168.9 sq. metres (1818.5 sq. feet)

Howkins & Harrison

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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.