SERVICES
Main drainage, gas, water and electricity are connected.

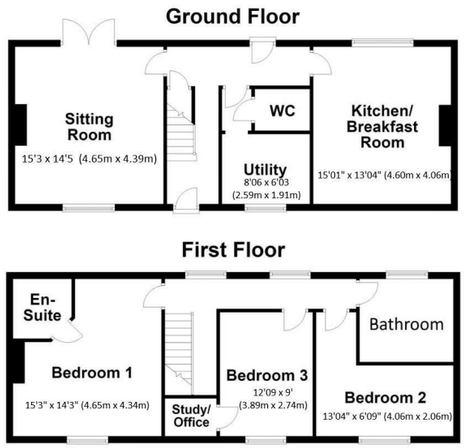
COUNCIL TAX
West Northamptonshire Council - Band E

LOCAL AMENITIES
Within the village of Bugbrooke there are two public houses, a local convenience stores/newsagent, a Post Office, and a hairdresser. There is also a medical centre with attached pharmacy, community centre and the village church. Local schooling includes secondary schooling at Bugbrooke Campion School and Bugbrooke Community Primary School in the High Street. Motorway access to junction 16 of the M1 is via the A45 giving access to Milton Keynes.

HOW TO GET THERE
From Northampton proceed in a westerly direction along the A4500 Weedon Road and at the junction with Upton Valley Way continue straight on at the traffic lights. At the next roundabout take the first exit left into the village of Kislingbury and follow the road through High Street and then bear right onto the Bugbrooke Road. Continue out of Kislingbury crossing the M1 motorway and proceed to the village of Bugbrooke. On entering the village follow the road down the hill where the road bears left, continue along this road and pass the turning for Badgers Close on your left. The property can then be found further along the High Street on the left hand side.

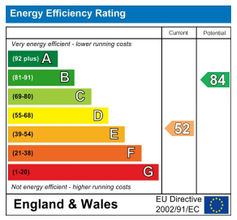
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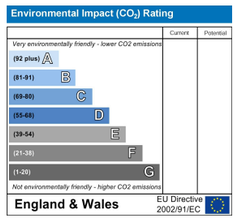
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9 Westleigh Office Park, Northampton, NN3 6BW
T: 01604 230222 F: 01604 232627
www.richardgreener.co.uk

47 High Street, Bugbrooke, Northampton, NN7 3PG



Asking Price £425,000 Freehold

A Grade II Listed stone cottage having been recently and loving restored retaining many original features but with a contemporary feel. The accommodation comprises entrance hall with staircase rising to the first floor, lounge, kitchen/breakfast room, utility room and downstairs toilet. To the first floor there are three double bedrooms and a refitted four piece family bathroom.

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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL
Fitted with wood effect flooring, full height column radiator with copper effect finish, stairs rising to the first floor with understairs storage cupboard and a door to the rear garden.

LOUNGE
15'3 x 14'5
A spacious sitting room featuring attractive exposed timber beams, wood effect flooring and a feature fireplace with wood burning stove and tiled hearth. The room benefits from large rear-facing French doors providing access out to the courtyard garden. Sash window to front aspect with inset original window shutters. Fitted storage and shelving.



KITCHEN
15'01" x 13'04"
A superbly appointed open-plan kitchen and dining space combining contemporary styling with charming period features. The kitchen is fitted with a comprehensive range of shaker style cabinetry, contrasting quartz work surfaces, twin integrated ovens, induction hob and a Belfast-style sink set beneath a sash window with recessed window shutters. A generous central island provides additional preparation space and breakfast seating for three.

The room has the original parquet flooring, exposed timber beams and a selection of recessed and pendant lighting. There is also a dedicated dining area with bespoke fitted seating and space for breakfast table. Window to rear with shutters, anthracite column radiator



UTILITY ROOM
8'06 x 6'03
With wood effect flooring, sash window to the front elevation with recessed shutters, space and plumbing for washing machine, space for tumble dryer and space for fridge/freezer.

CLOAKS/WC
Suite comprising low flush WC, pedestal wash basin with storage under and mixer tap over, wood effect flooring and heated towel rail.

FIRST FLOOR

LANDING
With two sash windows to the rear elevation, loft access hatch and doors leading to:-

BEDROOM ONE
15'3" x 14'3"
With anthracite column radiator, exposed timber beams, recessed ceiling spotlights, timber door with black ironmongery, sash window to the front elevation with recessed original shutters and window to the rear elevation. A door leads to:-



ENSUITE
Suite comprising glazed shower unit with textured stone effect wall tiling and chrome fittings, traditional style low flush WC and vanity unit housing sink with mixer tap and storage under and tiled splashback. Black heated towel rail.

BEDROOM TWO
12'09 x 9'
With sash window to the front elevation, feature timber beam, anthracite column radiator and door to:-



WALK IN WARDROBE
Currently used as a home office.

BEDROOM THREE
13'04" x 6'09"
With sash window to the front elevation, feature timber beam, anthracite column radiator

BATHROOM
9'03" x 8'03"
Freestanding roll-top style bath with elegant brushed brass fittings, set against a emerald-green herringbone tiled feature wall, a walk-in shower is enclosed by a black-framed glazed screen and complemented by contrasting marble-effect hexagonal wall tiling, modern vanity wash hand basin with brass mixer tap and WC. Heated black towel radiator and tiled flooring. Exposed timber beam and window to the rear elevation.



OUTSIDE

REAR
A gravelled driveway with parking to the rear for two cars.

COURTYARD GARDEN
Enclosed private courtyard garden, offering outdoor entertaining space. The garden is predominantly paved with natural stone flagged paving, complemented by raised brick-edged borders planted with mature shrubs and flowering plants.

Surrounding stone and brick walls, outdoor lighting, a covered log store and space for outdoor furniture and a barbecue

