

**8 Watling Street East  
Fosters Booth  
TOWCESTER  
NN12 8LB**

**Offers Over £300,000**



- **STONE COTTAGE**
- **TWO BEDROOMS**
- **OIL FIRED CENTRAL HEATING**
- **OFF ROAD PARKING**
- **DETACHED**
- **RECEPTION/THIRD BEDROOM**
- **UPVC DOUBLE GLAZING**
- **ENERGY EFFICIENCY RATING: TBC**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

Nestled in the charming village of Fosters Booth, Towcester, this delightful semi-detached period cottage offers a perfect blend of character and modern living. With its original features, this older property exudes a warm and inviting atmosphere, making it an ideal home for those seeking a touch of history.

The cottage boasts three well-proportioned reception rooms, providing ample space for relaxation and entertaining. The two double bedrooms are thoughtfully designed, offering comfort and tranquillity. Additionally, there is a well-appointed bathroom that caters to all your needs.

One of the standout features of this property is the parking space available for two vehicles, a rare find in such a picturesque village setting. The well-presented interiors ensure that you can move in with ease, while the potential for a third bedroom offers flexibility for your living arrangements.

Living in Fosters Booth means you can enjoy village life while still being conveniently located near Towcester, which offers a range of amenities and services. This cottage is not just a home; it is a lifestyle choice, perfect for those who appreciate the charm of rural living combined with modern conveniences.

In summary, this semi-detached period cottage is a wonderful opportunity for anyone looking to settle in a quaint village with character and charm. With its original features, spacious reception areas, and the potential for additional bedrooms, this property is sure to attract interest. Do not miss the chance to make this lovely cottage your new home.

## **Ground Floor**

### **Entrance Hall**

9'6" x 12'1" (2.91 x 3.70)

Tiled flooring, stairs leading to first floor landing, feature exposed beams, UPVC double glazed window to front, doors to:

### **Cloakroom**

Comprising low level WC, hand wash basin, tiled splash areas, UPVC double glazed window to rear.

### **Lounge**

17'0" x 10'11" (5.19 x 3.33)

Laminate flooring, wood burner stove, radiator, UPVC double glazed French doors to rear.

### **Sitting Room/Dining Room**

12'1" x 8'3" (3.69 x 2.54)

Inglenook fireplace with wood burning stove, radiator, tiled flooring, UPVC double glazed window to front, exposed feature beams.

### **Kitchen**

12'1" x 8'3" (3.69 x 2.54)

Modern fitted kitchen comprising sink unit with base cupboard under, a range of floor standing cupboards with work tops above, eye level cupboards, fitted integral fridge/freezer and dishwasher, tiled flooring, fitted hob, double oven, UPVC double glazed window to rear, door to:

### **Utility Room**

Fitted worktops with cupboards under, plumbing for washing machine, radiator, UPVC door to rear.

### **Reception Room/Bedroom Three**

12'1" x 12'9" (3.69 x 3.90)

Laminate flooring, feature fireplace, UPVC double glazed window to front.

### **First Floor**

#### **Landing**

Radiator, UPVC double glazed window to rear.

#### **Bedroom One**

13'1" x 12'3" (4.01 x 3.74)

Feature fireplace, radiator, UPVC double glazed windows to front and rear, laminate flooring.

#### **Bedroom Two**

12'8" x 12'10" (3.88 x 3.92)

Laminate flooring, radiator, UPVC double glazed windows to front and rear.

#### **Bathroom**

Refitted suite comprising roll top bath unit, double shower cubicle with shower unit above, hand wash basin, low level WC, heated towel rail, tiled splash areas, UPVC double glazed window to front.

### **Externally**

#### **Front Garden**

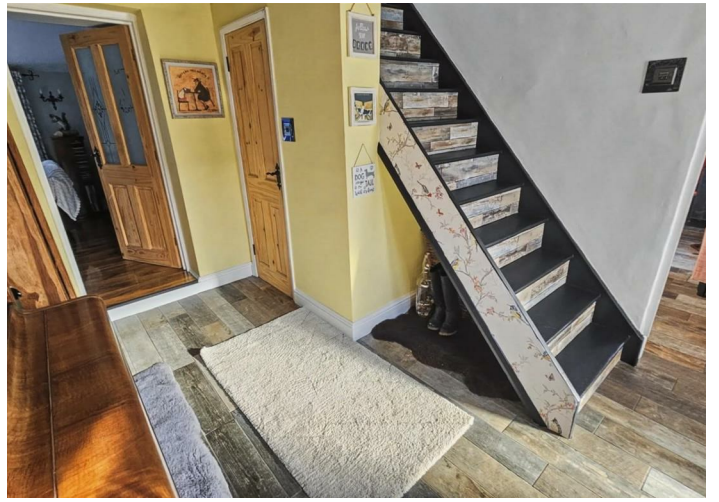
Surrounded by brick wall, gated access for off road parking.

#### **Rear Garden**

Paved patio area, steps leading to gravel patio area, mature plants and trees, timber summer house, timber shed, flower and shrub borders, gated side access.

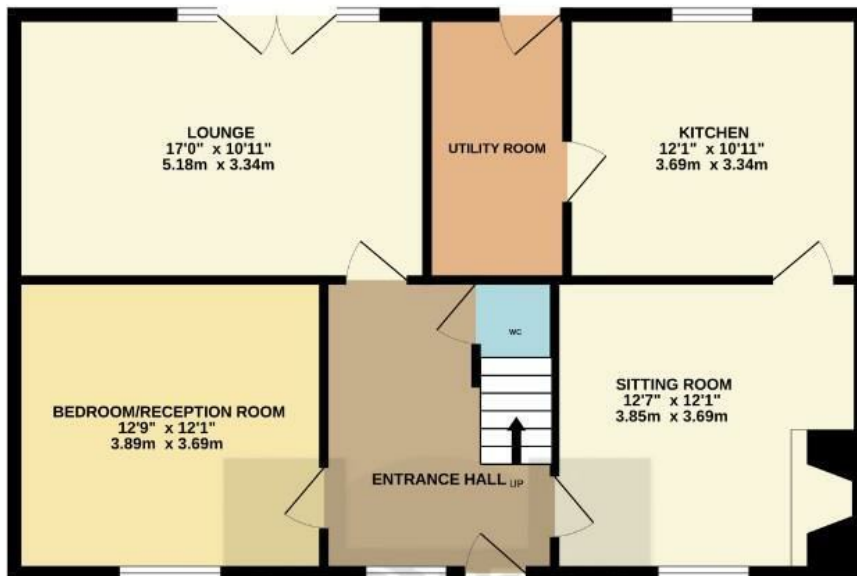
### **Agents Notes**

Council Tax Band: D

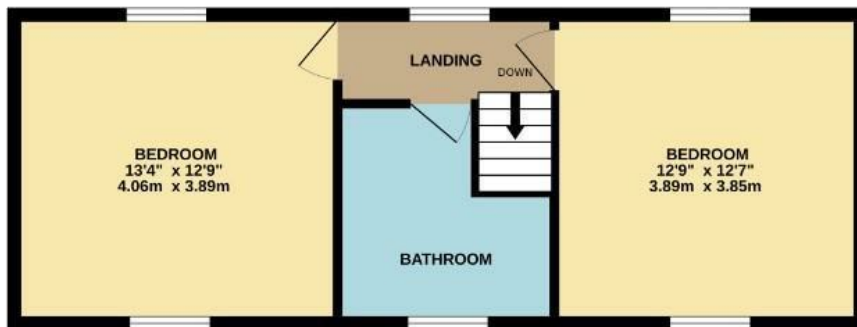




GROUND FLOOR  
790 sq.ft. (73.4 sq.m.) approx.



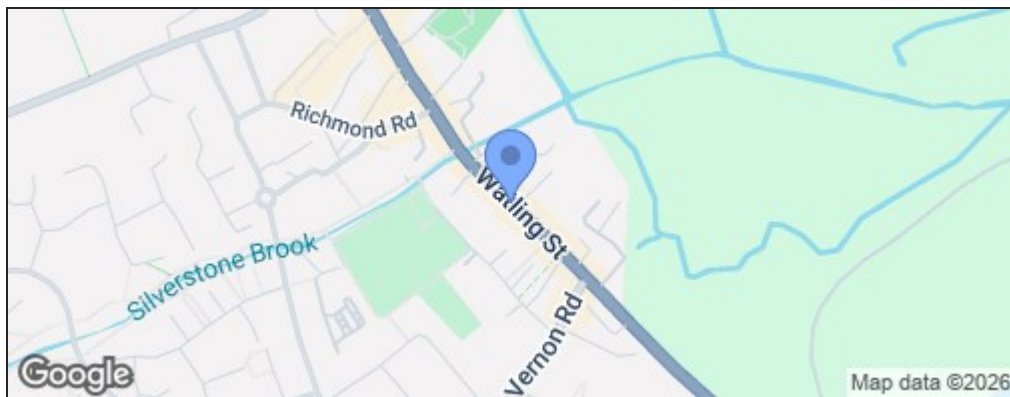
1ST FLOOR  
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA: 1235 sq.ft. (114.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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 firm's employment has the authority to make or give any representation or warranty in respect of the property.