



Chapel Cottage, 6 The Green, BYFIELD, Northamptonshire

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Your personal estate agent **exp** UK



**Chapel Cottage**  
**6, The Green**  
**BYFIELD**  
**Northamptonshire**

**OIRO: £325,000**

Situated in the very heart of Byfield close to the village store, village hall and recreation facilities, this delightful cottage has previously undergone renovation by its current owners and is an ideal opportunity for a buyer looking for a character home with amenities on the doorstep. Formerly a Nunnery, Chapel Cottage dates back to 1679 and offers spacious living space, 2.5 bedrooms comprising of two double bedrooms and a versatile third room which would make an ideal study, dressing room or nursery. Further benefits include double glazing and mains gas central heating. Viewing is highly recommended to appreciate the accommodation and location this property has to offer.

**FEATURES**

- Situated in the heart of Byfield Village
- Period Property Dating Back to 1679
- Renovated by Current Owners in 2007
- Spacious Living Space with Character Features
- Open Plan Kitchen Breakfast Room
- 2.5 Bedrooms
- Double Glazing Throughout
- Mains Gas Central Heating



## GROUND FLOOR ACCOMMODATION

### Entrance Hall

Providing access to all ground floor rooms, the entrance hall has tiled flooring which continues through to the kitchen breakfast room. A dog leg staircase rises to the first floor with a good sized window providing natural light. Radiator.

### Sitting Room

A delightful, well proportioned room with character features to include a feature bread oven and a working log burner which is lined and has been swept annually. Double glazed windows with deep sills to the front and side elevations allow ample natural light to flood the room. There is a small, decorative stained glass window to one wall onto the entrance hall.

### Kitchen Breakfast Room

Renovated in 2007, this room was originally three rooms and now offers a spacious kitchen breakfast room. The kitchen area comprises of base and eye level units with a deep Belfast sink beneath a double glazed window overlooking the

rear garden. A wooden work surface provides ample worktop space with a breakfast bar dividing the room into two areas. Fitted appliances include a gas hob, electric oven, extractor hood and integral dishwasher. The breakfast area features a chimney breast with space under for a log burner or similar (not currently in use) and benefits a double glazed window to the front.

### Utility Room / WC

Comprising a wc and wash hand basin, work surface with space under for washing machine, wall mounted pressurised boiler and mega flow tank servicing hot water and central heating via radiators with separate immersion heater. Radiator, double glazed window to rear elevation.

## FIRST FLOOR

### Landing

With open balustrade staircase, eaves storage cupboard, radiator.

### Main Bedroom

Partial vaulted ceiling with two skylights providing natural light, and a double glazed window overlooking the rear garden. There is ample storage with four cupboards to eaves and a radiator. A door leads through to the dressing room/study/nursery.

### Dressing Room / Study / Nursery

A multifunctional room accessed from both the landing or the master bedroom. With exposed beam and skylight, this room would make an ideal dressing room, nursery or study. There is a recess ideal for hanging clothes and a further recess into the eaves, telephone point and radiator.

### Bedroom Two

A double glazed window to the side elevation with deep sill overlooks the village hall, recreation area and sports facilities. This room further features an exposed beam and storage cupboard.











### **Wet Room**

With wc, wall mounted wash hand basin, exposed valve mixer shower, heated towel rail, extractor fan, Velux window.

### **OUTSIDE**

#### **Front**

Mainly laid to lawn with shrubs immediately adjacent to the property. A wrought iron gate set between stone walls provides access to the side and rear of the property.

#### **Side and Rear**

A paved pathway leads to the main door giving access to the property. A raised area enclosed by hedging provides additional space. The pathway continues to the rear of the property where there is a paved area immediately to the rear of the cottage, with the remainder of the garden laid to lawn and enclosed by panelled fencing and hedging, with a garden shed. A neighbour has a right of way across the rear of the property for bin access only.





## LOCATION

Chapel Cottage is conveniently situated in the heart of Byfield on the Village Green with many amenities close by. Byfield is a thriving village offering many amenities and has a strong sense of community. There is a GP surgery with pharmacy, village shop with post office, petrol station with essential shopping and the Cross Tree Inn public house. There are numerous clubs and societies within the village to include bowls, football, cricket and tennis as well as an active village hall with regular events and social functions and a nearby children's play area. In addition, there is a village primary school and nursery. There is also a bus stop within walking distance providing an hourly service to neighbouring villages and towns to include Daventry and Banbury.

The towns of Daventry, Banbury, Towcester, Northampton and Milton Keynes are within travelling distance and provide more extensive shopping, recreational and cultural facilities. Communication links include the M40.

motorway (J11) at Banbury (approx 9 miles) and M1 (J16) (approx. 12 miles). The closest railway station is Banbury (approx 15 miles) or Leamington Spa (approx. 17 miles) and there is a regular bus service to Banbury and Daventry. Byfield is within easy reach of local attractions including Canons Ashby National Trust (5 miles) and Farnborough Hall (8 miles), plus the Grade I listed Tudor home of the Washington family, Sulgrave Manor (8 miles). The National Herb Centre is at Warmington (10.7 miles). There is an RC racing facility at Nemo Racing (10 miles) and the Silverstone racing circuit is 15 miles away.

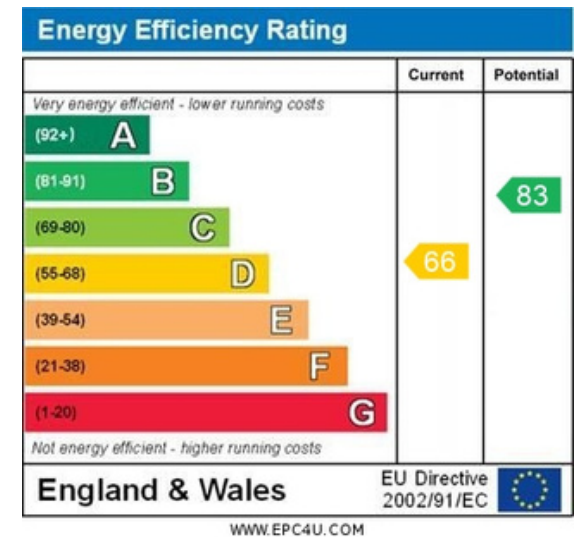
## VIEWINGS

Please call Debbie Cox, your local EXP Agent direct to request a viewing on 0777 3017523 or [debbie.cox@exp.uk.com](mailto:debbie.cox@exp.uk.com)

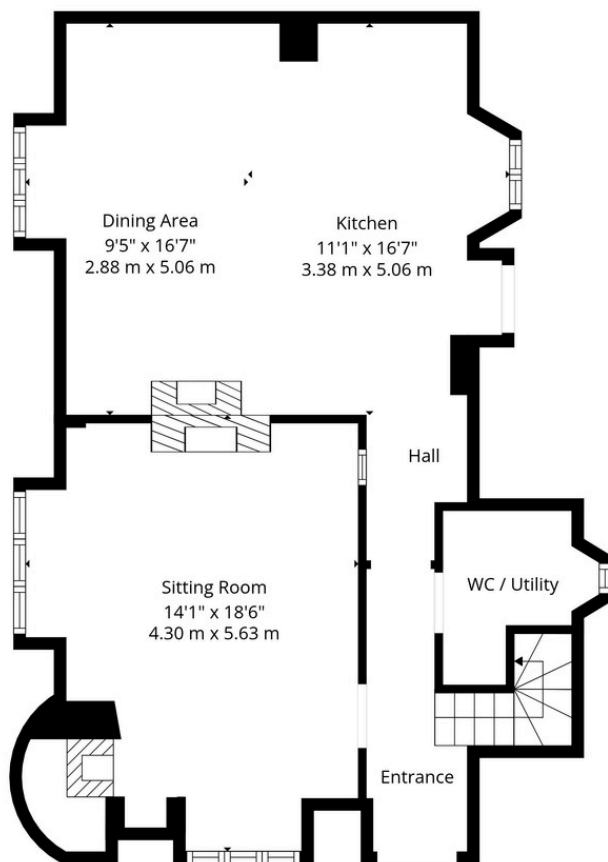
## Local Authority

West Northamptonshire Council.

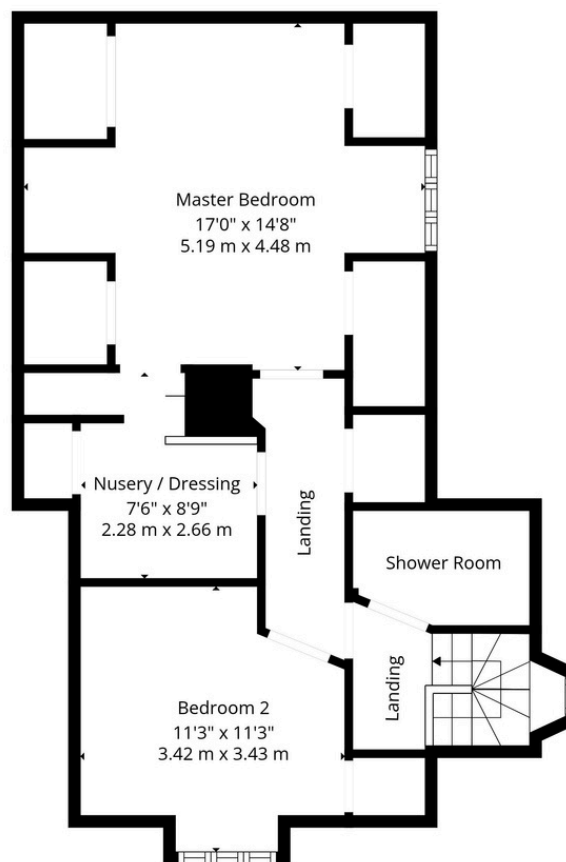
**Energy Certificate** – <https://find-energy-certificate.service.gov.uk/energy-certificate/9300-2207-3300-2527-4171>.







1st Floor



2nd Floor

**TOTAL: 1127 sq. ft, 105 m2**  
 1st floor: 680 sq. ft, 63 m2, 2nd floor: 447 sq. ft, 42 m2  
 EXCLUDED AREAS: LOW CEILING: 148 sq. ft, 16 m2, WALLS: 117 sq. ft, 10 m2

Floor Plan Created By Harper & Reid. Measurements Deemed Highly Reliable But Not Guaranteed



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### Important Information

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. Only fixtures and fittings mentioned in these particulars are included in the sale, all other items are specifically excluded. Photographs and other media are provided for general information and items shown are not included in the sale unless specified in the sale particulars. Where property alterations to the property have been undertaken, buyers should check that relevant permissions have been obtained. None of the fixtures, fittings, services and appliances have been tested by the agent, are not certified or warranted in any way and therefore no guarantee can be given that they are in working order. Floorplans are provided for reference only and measurements are approximate. Purchasers are responsible to make their own enquiries with the appropriate authorities in relation to the location, adequacy and availability of mains water, electricity, gas, drainage and any other services. If you have any particular questions, let us know and we will verify it for you. These particulars do not constitute all or part of a contract. The full EPC report can be located at <https://find-energy-certificate.service.gov.uk/energy-certificate/9300-2207-3300-2527-4171> or contact the agent for a copy in PDF format.



