



Vale Cottage, 4 Butchers Lane, Pattishall, Northamptonshire, NN12 8ND

HOWKINS &
HARRISON

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Pattishall, Northamptonshire,
NN12 8ND

Guide Price: £675,000

Nestling in the village of Pattishall, this delightful, detached cottage is full of character and charm. Extending to approximately 1,800 sq ft, Vale Cottage benefits from four bedrooms, a family bathroom, kitchen/breakfast room, sitting room, study and conservatory. There is an enclosed garden, double garage and two driveways offering ample parking.

Features

- Detached character cottage
- Four bedrooms
- Family bathroom
- Sitting room
- Study & conservatory
- Kitchen/breakfast room
- Utility room
- Enclosed gardens
- Double garage & ample parking
- Energy Rating E



Location

Situated in the pretty South Northamptonshire countryside, the parish village of Pattishall boasts a church, parish hall, primary school with pre-school and nursery, farm shop, a large playing field with football, cricket and tennis facilities with play equipment, two further play areas, pub/restaurant, and a variety of groups and societies. 'Pattishall in the Park' is an annual music festival. A fish & chip van, mobile library and mobile butcher visit the village on a weekly basis.

There is good access to the main arterial roads including the A5, M1 motorway at junction 15a, the M40 and A43 with train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 minutes and 1 hour respectively.

Local amenities can be found at either Greens Norton, Silverstone or Towcester, all having doctors' surgeries with a number of dentists in Towcester.

Sporting activities in the area include rugby, hockey, tennis, netball and cricket at the nearby Towcestrians Sports Club, golf at Silverstone and Whittlebury Hall, sailing at Draycote Water, Pitsford and Hollowell Reservoirs, and of course the world famous motor racing at Silverstone.



Ground Floor

Entrance hall, sitting room with a woodburning stove and with French doors opening onto the patio, study and conservatory with French doors opening onto the garden. The recently re-fitted kitchen/breakfast room has a range of bespoke units with an integrated double oven and hob and space for a dishwasher, and there is a utility room and a cloakroom.

First Floor

On the first floor there are three double bedrooms, a single bedroom and a family bathroom with a separate bath, and shower.





Outside

Vale Cottage sits on a generous plot in the village of Pattishall and is approached by a gated driveway that leads to the double garage and offers ample parking, and an additional gated driveway with further parking. The garden is enclosed on all sides and mostly laid to lawn with mature trees and shrub borders, and with a patio entertaining area.



Agents Note

We understand there is lapsed Planning Permission for an additional property in the garden under reference S/2010/1085/EXT. Please consult the planning portal for more information.





Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact Tel:01327-353575.

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

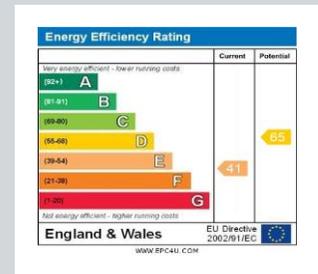
The following services are connected to this property: oil, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains services.

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band - E



Approximate Gross Internal Area 1808 sq ft - 168 sq m (Excluding Garage)

Ground Floor Area 1065 sq ft – 99 sq m

First Floor Area 743 sq ft – 69 sq m

Garage Area 325 sq ft – 30 sq m



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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.