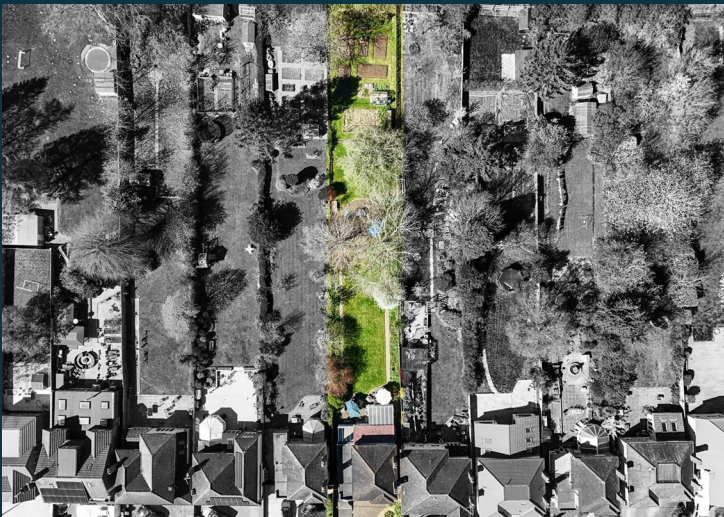


Cheddleton House  
Thorpeville  
Northampton  
NN3 7TS

£535,000

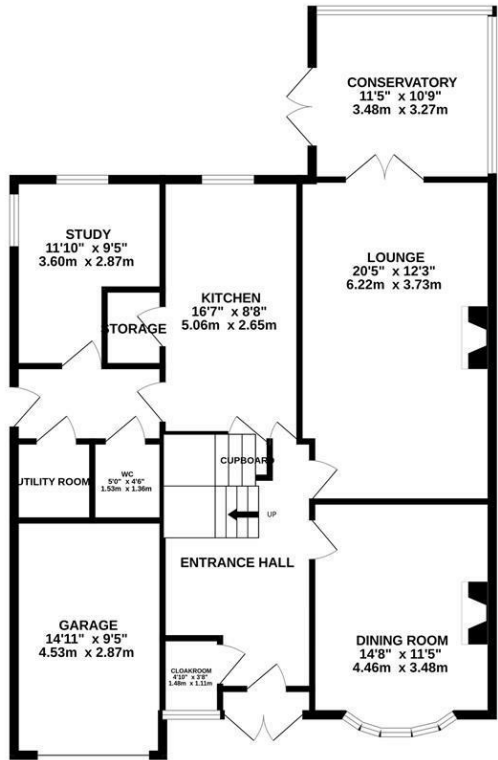


OSCAR JAMES

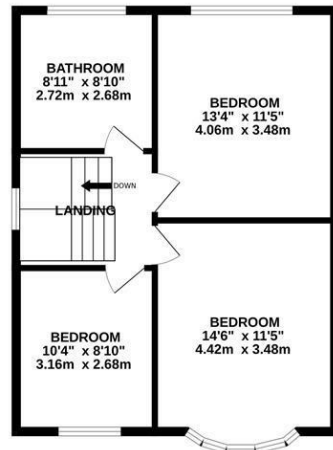
...expect excellence

# FLOOR PLANS

GROUND FLOOR  
1167 sq.ft. (108.4 sq.m.) approx.



1ST FLOOR  
545 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA: 1713 sq.ft. (159.1 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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## AT A GLANCE...



Two Reception Rooms



Kitchen With Original Belfast Sink



Three Double Bedrooms



Four Piece Family Bathroom



Westerly Facing Rear Garden



Driveway Parking for up to Four Vehicles



## WHAT'S GREAT?

Nestled in the desirable area of Thorpeville, just a short stroll from Moulton village centre and its excellent range of amenities, Cheddleton House is a beautifully presented three-bedroom detached 1930s home. Offering superb road links to the A45 and A43, A perfect blend of convenience and peaceful surroundings, ideal for family living.

Full of charm and character, the home retains a wealth of original features, including parquet flooring, original internal doors, and a classic Belfast sink in the kitchen. With generous living space and exciting potential to extend (subject to the necessary planning permissions), this is a rare opportunity to create a truly exceptional family home.

The accommodation comprises a welcoming entrance hall with original parquet flooring and a useful cloak store. To the front, a bay-fronted formal dining room features a working fireplace, while the bright and spacious lounge—also with a working fireplace—flows seamlessly into a conservatory overlooking the stunning rear garden.

The west-facing garden extends to over 300ft, backing onto open fields and offering gated pedestrian access. It is beautifully maintained with mature apple trees, shrubs, and planting, as well as a delightful treehouse—perfect for families and outdoor enjoyment.

The kitchen/breakfast room enjoys views over the garden and is fitted with a Rangemaster oven, original Belfast sink, dishwasher, and a practical larder cupboard. This leads through to a study area, utility space, and a convenient downstairs WC.

Upstairs, the property offers three generous double bedrooms and a well-appointed four-piece family bathroom suite, all presented in bright and spacious condition.

Further benefits include a spacious attached single garage and off-road parking for up to four vehicles.

This wonderful home must be viewed to fully appreciate its character, generous plot, and peaceful location.

...expect excellence



# SELLER'S SECRET

This home has been a truly special part of our lives. Set in a peaceful location with wonderful neighbours, we've been happy here for 28 years.

Being only the third owners since the 1930s says so much about the area. With its spacious layout and generous garden, it's been the perfect place for family gatherings and making lasting memories.



## Why we like it....

Bursting with character and charm, this beautifully presented home offers the perfect blend of comfort and convenience. Ideally situated with excellent road and transport links, as well as a selection of highly regarded schools nearby, it presents an exceptional opportunity for families.

To buy or not to buy....

# OSCAR JAMES

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