

NEW INSTRUCTION



APPLEFORD  
Middle Street, Nether Heyford, NN7 3LL

 DAVID COSBY  
ESTATE AGENTS



# Appleford

Middle Street, Nether Heyford, NN7

Total GIA Floor Area | Approx. 242 sqm (2605 sqft)



5 Bedrooms



3 Receptions



3 Bathrooms

## Features

- Stunning five-bedroom family home
- Potential for annexe accommodation subject to planning
- Two en-suite bathrooms
- Sought-after Nether Heyford village location
- Modern kitchen with granite surfaces and oak units
- Potential for annexe subject to statutory approvals
- Private south-facing rear garden
- Landscaped front garden with off-road parking
- Separate green-oak Salon/Office

## Description

Located on a generously sized plot in the desirable village of Nether Heyford, this beautiful gable-fronted, 5-bedroom family home combines charming period characteristics with modern living. Of particular note is the potential for annexe accommodation, offering separate living quarters for extended families, subject to planning approval.

The property is set back from Middle Street and is accessed by a sweeping gravel driveway providing ample off-road parking. The private south-facing rear garden enjoys good sunlight throughout the day and contains large patio areas, a two-unit storage shed, brick pizza oven, and delightful green-oak Salon/Office building.

Appleford offers a wonderful opportunity for a growing family to enjoy the local village community, amenities, and the picturesque surrounding countryside.



The highly sought-after village of Nether Heyford is located to the west of Northampton in the valley of the river Nene. Bordered by the Grand Union Canal, this thriving village has a good range of shops including general store, hairdressers, butchers, and post office.

# The Property

## Entrance Hall

The main entrance hall is accessed via a large, recessed stone-fronted porch with chamfered timber over and is fitted with modern slatted timber effect door with top-light. The entrance hall has good natural lighting from two casement windows, and floors are finished with oak floor boards. The quarter-winder stairs are finished with cut-pile carpet with turned balustrades and stained handrails and there is a useful understairs storage cupboard for cloaks and shoes. A panelled door opens to the family room and part-glazed timber double-swing doors open to the kitchen/breakfast room.

## Family Room

A dual-aspect space with exposed oak ceiling beams and joists, with good natural lighting from tri-fold doors which open onto the sunny patio area and rear garden and a bay window overlooking the front aspect. Floors are finished with stained oak boards and there is a classically styled timber surround to the feature fire place which incorporates a slate hearth. The fireplace is currently blocked but could potentially be reinstated. Walls are partly finished with decorative lining paper and part-glazed, timber double-swing doors open to the open-plan Sitting room / Dining Room.

## Open-Sitting Room / Dining Room

A stunning space with vaulted ceiling and good natural lighting from Velux roof lights, a two-unit window overlooking the front aspect, and full height glazing and patio doors to the rear aspect. The sitting room area has oak floor boards and an impressive wall mounted flame effect electric fire with brick herringbone hearth.

The dining room has a beautiful outlook onto the rear garden and patio area, providing the perfect space for entertaining and alfresco dining, with the purpose made brick pizza oven close at hand. Floors are finished with cut-pile carpet and walls are neutrally decorated with exposed hip rafters.

## Office / Gymnasium

Steps from the sitting room lead down to the office / gymnasium. Floors are finished with oak-effect laminate boards and the part-vaulted ceiling is neutrally decorated with exposed rafters. Natural lighting is provided by two large casement windows overlooking the front aspect and there is a separate pedestrian door from the driveway. This space provides the perfect opportunity for conversion to a separate annexe subject to statutory approvals.



# The Property

## Open-Plan Kitchen / Breakfast Room

The 'L'-shaped Kitchen / Breakfast room is a good-sized space fitted with solid oak Shaker-style base and wall units with polished granite worksurfaces with matching upstands. The units have been tastefully decorated with teal and incorporate a large Belfast style sink with mixer tap, wine chiller, two-door electric oven, and built-in dishwasher. There is a matching solid oak central island with raised breakfast bar area with seating for approximately four persons and clad externally with pippy oak panelling, providing ample storage space with drawers and base unit. The island is also fitted with a four-burner induction hob, two-burner gas hob with brushed chrome extractor over, and a single door electric oven. Floors are finished with riven limestone effect ceramic tiles, and walls are neutrally decorated. Natural lighting and attractive views of the side and rear gardens are provided by casement windows and exposed timber clad beams adds a rustic feel to this cosy and practical space.

A further breakfast area to the side of the kitchen provides space for a table and chairs and contains a matching solid oak cabinet with teal finish and granite worksurface. A set of tri-fold doors open to the patio and rear garden.

## Utility

A useful area with part-glazed door to the side aspect, and fitted with a range of base and wall units with space for a fridge/freezer and washing machine.

## Cloak Room

Fitted with a close-coupled WC and corner wash hand basin, the cloak room has limestone effect floor tiles which flow through from the utility and natural lighting from a top-hung casement window.

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# The Property

## Galleried Landing

A good-sized space, with a three-unit casement window providing pleasant front-aspect views. Panelled doors open to three of the bedrooms and family bathroom. Floors are finished with loop-pile carpet and walls are neutrally decorated and incorporate perimeter ovolo covings.

## Master Bedroom

Located to the front-left hand side of the property, the master bedroom is a stylish double bedroom with stained timber floor boards and fitted with a large four-door mirror wardrobe providing ample storage space. Natural lighting is provided by a four-unit window to the front bay. Heating is provided by a contemporary column radiator. Frosted glazed sliding doors with a wrought-iron top-hung roller open to the master bedroom en-suite.

## Master-Bedroom En-Suite

A part-vaulted space fitted with a three-piece suite comprising close-coupled WC, moulded stone sit-on sink with copper mixer tap set on a rustic timber vanity unit with chrome tubular supports, and large walk-in shower with recessed rainfall ceiling rose and separate shower hose. Walls are partly finished with granite effect tiling and floors have stained timber boards which flow through from the master bedroom.

## Bedroom Four

Located to the centre rear right-hand side of the property, bedroom four is a double bedroom with space for free-standing storage and has a three-unit window providing pleasant views of the rear garden. Floors are finished with white, timber effect laminate boards, and walls are neutrally decorated incorporating perimeter ovolo covings.

## Bedroom Five

Bedroom five is a single bedroom, currently used as a home office with two-tone emulsion walls and part vaulted ceilings featuring a three-unit window with front aspect views.

## Family Bathroom

Located to the rear of the property and fitted with a four-piece suite comprising large roll-top double-ended bath with chrome mixer tap and separate shower hose, quadrant shower cubicle with sliding glazed screen and limestone effect wall tiling, close-coupled WC, and contemporary circular wash-hand basin with matching chrome mixer tap set on a vanity unit.





# The Property

## Second Floor:

### Landing

A part-vaulted space with turned balustrades and stained handrails providing access to bedrooms two and three, and with good natural lighting from a large Velux rooflight with recessed seating area overlooking the rear garden and with pleasant onward countryside views.

### Bedroom Two

Located to the left-hand side of the property, and with a vaulted ceiling and Velux rooflight overlooking the rear garden, bedroom two is a double bedroom with oak effect laminate boards. A panelled door opens to the en-suite.

### Bedroom Two En-Suite

Fitted with a wash-hand basin with pedestal, close-coupled WC, and quadrant shower cubicle with folding glazed screen. Walls are partly finished with ceramic tiling and natural lighting and ventilation are provided by a Velux roof light overlooking the rear garden.

### Bedroom Three

Located to the right-hand side of the property, bedroom three is a double, vaulted ceiling room with two Velux roof lights providing pleasant views and good natural lighting. Oak effect timber laminate boards flow through from the landing.



# Grounds

## Front Aspect

The property is set well back from Middle Street and is approached via a sweeping gravel driveway that offers ample off-road parking. The well-maintained front garden boasts a blossoming laburnum and a canopy cherry tree. Additional landscaping includes a lawn with stone steps leading to both the main and rear entrances, lined with a further cherry tree and a mature copper beech tree. The front right-hand boundary has been formed with a roughly hewn limestone wall.

## Side and Rear Aspects

Accessed via a ledged framed and braced timber gate with T-bar hinges, the side garden has a concealed storage area for bins with steps up to a good-sized patio area with space for a table and chairs and housing a large two-unit timber shed with dual pitched roof. A lawned embankment sweeps round to the main rear garden where there is a further good-sized patio area with delightful red-brick pizza oven with recessed niches for wood storage and a tiled preparation surface. A block paved pathway extends from the conservatory and patio doors to a large green-oak Salon/Office beneath Collyweston-style slate roof and clad externally with shiplap boarding. Boundaries comprise close-board timber fencing with well-tended established shrubs and trees, with raised timber sleeper planter areas.

## Salon/Office

The perfect space for a start-up business with part-vaulted ceiling with exposed hip rafters and lined with white emulsion painted plasterboard, the Salon/Office is accessed via double glazed sliding doors and is finished with timber effect sheet vinyl flooring. There is a separate fused supply providing power and lighting. A 'wet-area' has been formed to the Salon area with ceramic metro tiles and is fitted with a water supply and drainage.



## Location

The property occupies a generous plot in the highly sought-after village of Nether Heyford.

Located to the west of Northampton in the valley of the river Nene and bordered by the Grand Union Canal, this thriving village has a good range of shops including general store, hairdressers, butchers, and post office.

There are two popular public houses, a village hall, and two churches. The extensive playing fields have a cricket club, football club, tennis courts and a bowls club. The village primary school is a voluntary aided establishment housed within a beautiful Gothic style building.

One of the most striking features of Nether Heyford is its beautiful 5-acre, tree-lined, village green - acknowledged as being one of the largest in the country. A smaller green in the centre of the village contains the War Memorial cross.

Nether Heyford is an ideal location for families seeking a tranquil village location but with all the benefits of easy access for commuting with convenient access to the M1, and train journeys to London or Milton Keynes from the nearby Long Buckby Railway Station.

## Property Information

**Local Authority:** South Northamptonshire Council

**Services:** Water, Drainage, Gas, & Electricity

**Council Tax:** Band F    **EPC:** Rating D

### Important Notice

*Please note that these particulars are subject to the approval of the property owner. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible. Whilst every care has been taken with the preparation of these particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. Any measurements given within the particulars are approximate and photographs are provided for general information only. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property. On acceptance of an offer, prospective purchasers will need to provide identification and proof of funds in compliance with Anti-Money Laundering legislation.*



# Middle Street, Nether Heyford, NN7 3LL

Approximate GIA (Gross Internal Floor Area) Exc. Salon/Office = 242 sqm (2605 sqft)



David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.





NETHER HEYFORD

01327 361664

[enquiries@davidcosby.co.uk](mailto:enquiries@davidcosby.co.uk)  
[www.davidcosby.co.uk](http://www.davidcosby.co.uk)



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**MRICS**  
Building Surveyor



**Natasha Cosby**  
**MNAEA | Solicitor**  
Director | Practice Manager



**Sadie Tyson**  
**MNAEA**  
Sales & Lettings Agent



@ [enquiries@davidcosby.co.uk](mailto:enquiries@davidcosby.co.uk)

01327 361664

[www.davidcosby.co.uk](http://www.davidcosby.co.uk)