9 Gayton Road, Eastcote, Northamptonshire, NN12 8NG

HOWKINS & HARRISON

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Eastcote,
Northamptonshire,
NN12 8NG

Guide Price: £300,000

An exciting opportunity to acquire this charming, three bedroom character cottage situated in the heart of the quaint village of Eastcote, which has never previously been marketed. The accommodation retains many original features and comprises entrance hall, sitting room, dining room, kitchen / breakfast room, utility room, cellar, three bedrooms and a bathroom. There is a front cottage garden, off-road parking to the side and a generous, mature rear garden complete with store. The cottage offers great potential to improve and extend into a sizeable home.

Features

- Character period cottage
- Sitting & Dining rooms
- Kitchen / breakfast room
- Utility room & Cellar
- Three bedrooms
- Family bathroom
- Front, rear & side gardens
- Off-road parking
- Great potential to improve
- EPC Rating: G

Eastcote is a small village with a public house (which is also a brewery) and is situated approximately 4 miles north of Towcester annexed to the parish of Pattishall situated in the pretty South Northamptonshire countryside. The parish village of Pattishall boasts a church, parish hall, primary school with pre-school and nursery, a large playing field with football, cricket and tennis facilities with play equipment, two further play areas, a restaurant, and a variety of groups and societies. A fish & chip van, mobile library and mobile butcher visit the village on a weekly basis. Eastcote has an active scout group and a clay pigeon shooting club.

There is good access to the main arterial roads including 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

This double fronted cottage has the sitting room on one side, the dining room on the other, accessed from the entrance hall. Behind is the kitchen / breakfast room, with steps down to the cellar. There is a lean-to on the side which leads to the externally accessed utility room and cloakroom, with potential to create a second bathroom.

First Floor

There are three bedrooms accessed off the central landing, with the bathroom leading off the rear bedroom.

Outside

Occupying a central village location, there is a pretty cottage garden to the front, off road parking to the side with generous gardens to both the side and rear.

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 warrantied in any way.

Services

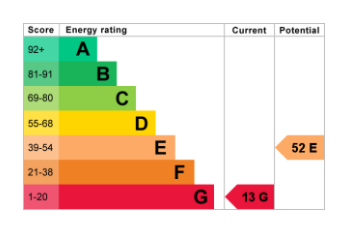
The following services are connected to this property: electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

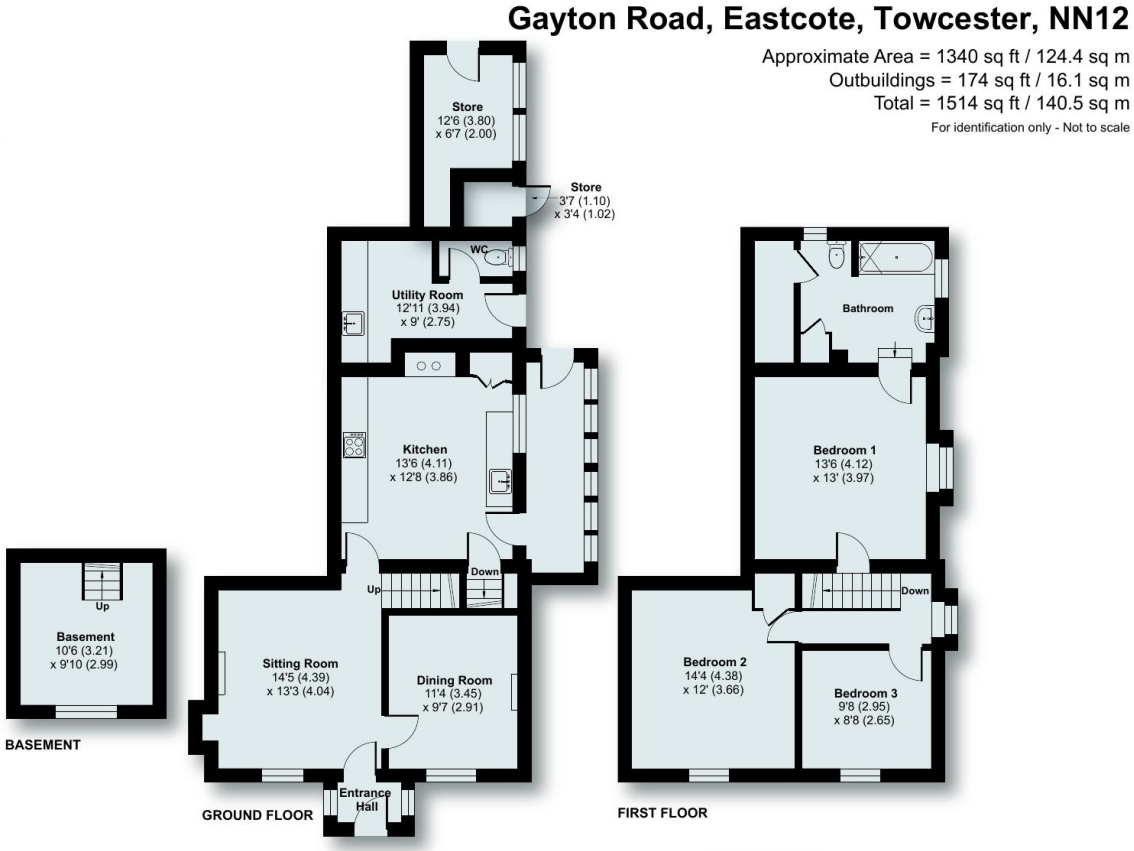
Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300- 1267000.

Council Tax Band – D





Howkins & Harrison

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