



Wappenham Road, Abthorpe

Offers in the region of **£285,000**



JACKIE OLIVER & CO

32 Wappenham Road, Abthorpe,
Northamptonshire, NN12 8QU

This beautifully presented red brick period cottage is situated in a highly regarded village and provides characterful accommodation.

Open Plan Living Room | Kitchen | Utility Cupboard
Two Double Bedrooms | Landing / Study Space

The Property

Benefitting from a stunning cottage garden with two brick built outbuildings and pretty views towards the village Church steeple along with a small courtyard garden to the front, No. 32 is a much loved period home. Internally the property provides an open plan living room with a feature log burning stove, a kitchen with wooden work tops & a utility cupboard on the ground floor whilst the first floor provides two double bedrooms, a large landing come study area and a three piece bathroom. Character features include exposed wooden floorboards and latch & brace doors and blend seamlessly with modern day conveniences such as underfloor heating and recessed ceiling spotlighting.



- Mains water & drainage
- Electric central heating
- Partial wooden double glazing
- Conservation area
- Freehold
- Council tax band B
- EPC rating band E



Ground Floor

Approached via a wooden picket gate with pathway, the hardwood front door opens directly into the open plan living room. A versatile space which is large enough to provide both seating and dining areas with a window looking to the front of the home, a feature fireplace offers a wood burning stove with a slabbed hearth and a timber mantle over and is situated in a chimney breast on the right hand side to provide a stunning focal point for the room.

Tucked in the far left hand corner and secluded behind a stripped pine latch & brace door, the utility cupboard houses the wall mounted electric fired boiler and plumbing for your washing machine.

The Kitchen

Spanning the rear of the home, the kitchen is fitted with a range of floor & wall mounted store cupboards and wooden working surfaces with a ceramic butler style sink positioned beneath one of three windows enjoying views over the rear garden. Integrated appliances include a dishwasher, an electric oven & a four ring hob and there is concealed space for your own 'fridge & freezer. A half glazed hardwood door leads into the pretty rear garden and stairs to the first floor have a small built-in cupboard under along with a recess with additional working surface.

How far to...?



The New Inn Village Pub

c 0.1 mile



Towcester Town Centre Shops

c 3 miles



Milton Keynes Central Station

c 11 miles





The First Floor

Accessed via stairs from the kitchen, the first floor landing is large enough to double as a study area with a window enjoying views to the rear and a hatch into the loft space. The two bedrooms are both doubles in size and face the front of the cottage, the largest of which has an ornamental fireplace with a slate hearth & a timber mantle along with a built-in wardrobe behind a stripped pine latch & brace door. The first floor is completed by the three piece bathroom comprising a 'P' shaped bath with shower over, a wash basin and a W.C., all with exposed wooden floorboards and a window enjoying views to the rear over the garden and neighbouring rooftops.

The Rear Garden & Outbuildings

The property has a beautifully maintained cottage garden to the rear which is a generous size and fully enclosed by timber fencing and brick walling. A patio seating area spans the rear of the home with a large lawn beyond, this boasting well stocked flower and shrub beds offering a variety of perennials. Steps lead down to a gravel seating area at the far end where two wooden doors lead into the two outbuildings, the largest of which measures 12'0" x 7'5" whilst the smallest is 7'5" x 6'0". The garden has a useful outside tap and the cottage also enjoys a pedestrian right of way over the two neighbouring properties to the left, No.s 34 and 36, providing access to the front of the terrace.

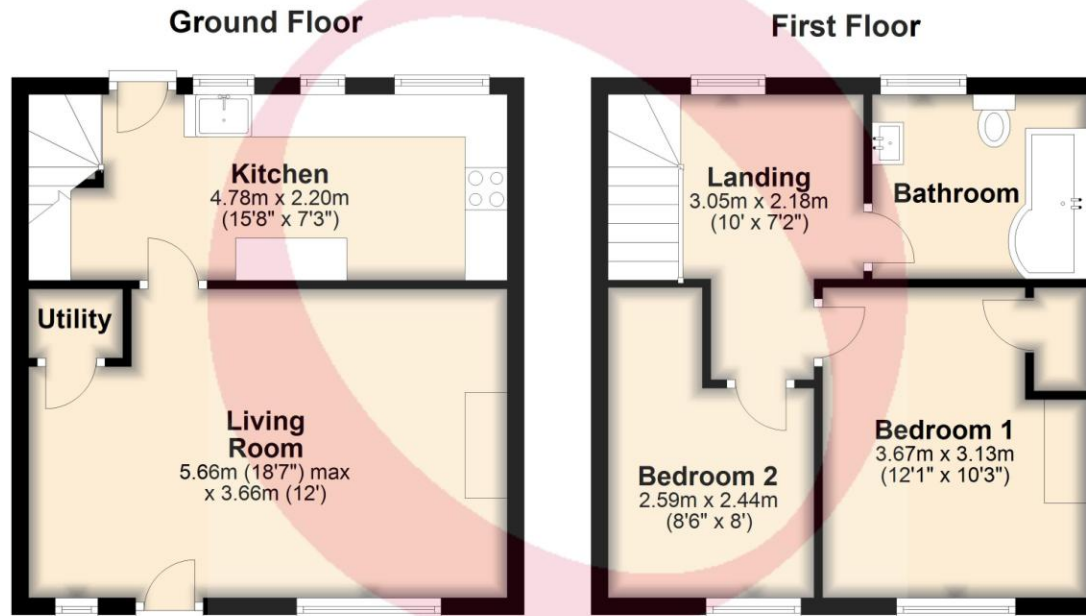






Abthorpe is a small village of around 250 inhabitants. St John the Baptist Church sits alongside the village green whilst a 'quintessential English' pub serves good food & real ales. The village hall offers a range of sociable events and Tove Valley Broadband provides superfast broadband.





| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 82 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 48 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

These particulars, including measurements, floor plans and photographs are for guidance only. Their accuracy is not guaranteed and they do not constitute an offer or a contract, nor is Jackie Oliver & Co authorised to. We have not tested any appliances or services. Any purchaser must satisfy themselves of the correctness of these details by inspection or otherwise. They must ask their solicitor to agree with the vendor which items will be included in the sale and investigate all legal matters relating to the property including any existing easements, wayleaves or rights of way whether specified or not in these particulars. We occasionally refer buyers to conveyancers and to a broker for financial services. It is your decision whether you choose to deal with them. In making that decision you should know that we may receive a referral fee or gratuities from the marketing equating to approximately £30 per referral.



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