



The Mill House, Chantry Lane
£850,000 Freehold

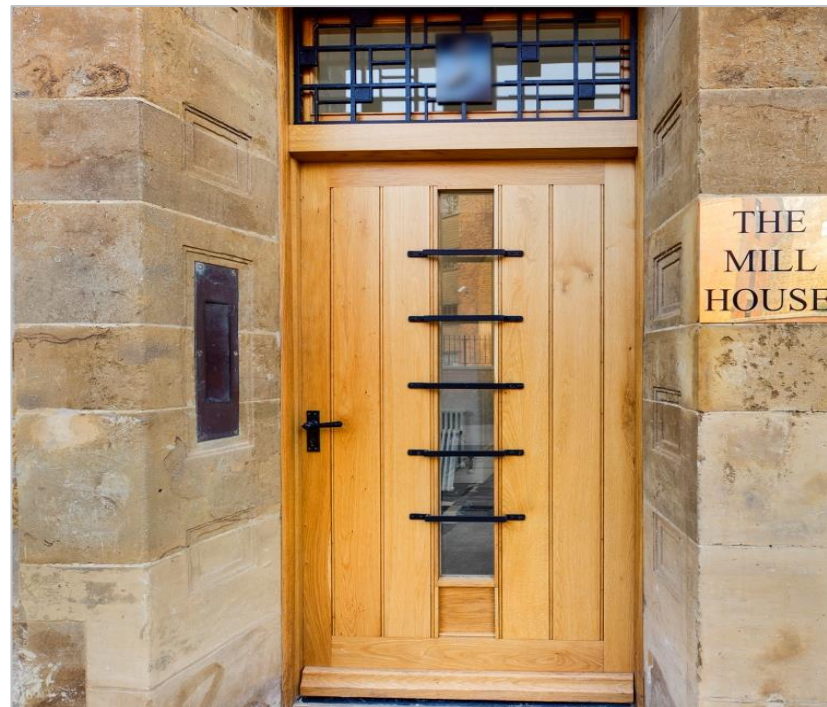
- ❖ **A Stunning Former Mill House**
- ❖ **Mill Race & Watermeadow Views**
- ❖ **Five Bedrooms, Four En-Suites**
- ❖ **Hand Painted Bespoke Parker Kitchen**
- ❖ **Fitted Siemens Appliances Throughout**
- ❖ **Many Period Features Retained**
- ❖ **Ample Parking, Walled Courtyard**
- ❖ **No Onward Chain, Viewing Essential**
- ❖ **EPC Energy Rating: C**



The Mill House, 5 Chantry Lane, Towcester, NN12 6YY

An outstanding former Mill House, beautifully renovated to provide a substantial five-bedroom family home, retaining a host of original features. Listed Grade II as a property of architectural or historic interest, The Mill House dates from the early 19th Century and boasts five re-fitted bath/shower rooms, a stunning Parker bespoke hand painted kitchen with Siemens appliances, shuttered sash windows in the main reception rooms and a utility room with appliances. There are two further reception rooms and all bedrooms have fitted wardrobes, with the master suite featuring a dressing room. Outside is a lawned frontage and parking for 4/5 cars, and at the rear, a full width walled courtyard.

LOCATION: TOWCESTER Situated within walking distance of the thriving market town are Towcester's many amenities including primary and secondary schools, shops, bars and restaurants, doctor and dentist surgeries and a leisure centre. There is good access to the main roads including the M1 motorway at junction 15a, the M40, A5 and A43 with train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 minutes and 50 minutes respectively. Sporting activities in the area include golf at Whittlebury Hall & Woburn, sailing at Caldecotte Lake, water sports at Willen Lake, junior sports including football, rugby, netball, hockey, cricket and motor racing at Silverstone circuit.



ACCOMMODATION: Porch, Hallway, Sitting Room, Snug/TV Room, Study, Kitchen/Dining Room, Utility Room, Master Suite with Dressing Room and En-Suite, Bedroom Two with En-Suite, Bedroom Three with En-Suite, Bedroom Four with En-Suite, Bedroom Five, Family Bathroom.

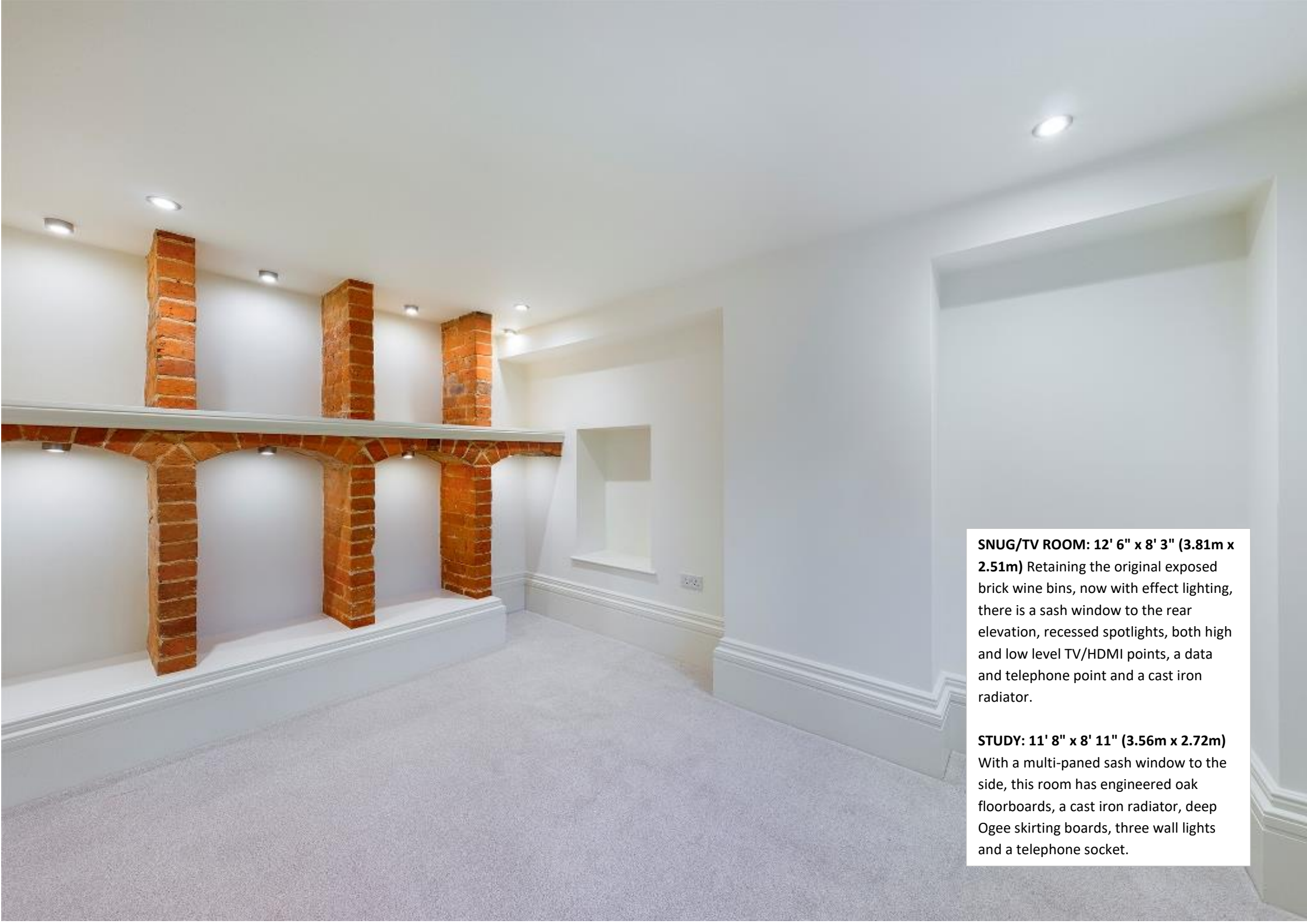
PORCH: 11' 11" x 8' 10" (3.63m x 2.69m) Entered through a solid oak front door with a glazed centre panel and fanlight window over. Either side are the original pew bench seats and there are deep Ogee skirting boards, a decorative tiled floor, two cast iron radiators four sash windows. A decorative arch leads to:

HALLWAY: 29' x 4' 10" (8.84m x 1.47m) With deep Ogee skirting boards, the hall has a flagstone floor with cast iron floor grills, six wall lights, an under stairs cupboard, and a cast iron radiator. A dog leg staircase with oak handrails leads to the landings and multi-paned French doors lead to the rear courtyard.





SITTING ROOM: 14' 7" x 12' 10" (4.44m x 3.91m) The focal point of this room is the arched cast iron fireplace and log basket with an ornate surround. There is a shuttered sash bay window to the front elevation, two cast iron radiators, four wall lights and deep Ogee skirting boards. There are engineered oak floorboards, an exposed ceiling beam, two TV points and a telephone socket.



SNUG/TV ROOM: 12' 6" x 8' 3" (3.81m x 2.51m) Retaining the original exposed brick wine bins, now with effect lighting, there is a sash window to the rear elevation, recessed spotlights, both high and low level TV/HDMI points, a data and telephone point and a cast iron radiator.

STUDY: 11' 8" x 8' 11" (3.56m x 2.72m) With a multi-paned sash window to the side, this room has engineered oak floorboards, a cast iron radiator, deep Ogee skirting boards, three wall lights and a telephone socket.

KITCHEN/DINING ROOM: 26' 1" x 11' 11" (7.95m x 3.63m) KITCHEN AREA: Re-fitted by Parker kitchens in a bespoke hand painted range of base and eye level cabinets beneath quartz work surfaces and upstands, incorporating a stainless steel sink unit with cupboards below. There are further base and eye level cabinets and Siemens appliances including a hob, eye level oven and dishwasher. There is a cast iron radiator, two wall lights, a tiled floor an exposed ceiling beam and spotlights, a sash window to the courtyard and a door to the utility room. An archway leads to:

DINING ROOM: Retaining a shuttered sash window to the front elevation, an exposed ceiling beam, two cast iron radiators, deep Ogee skirting boards engineered oak floorboards and both high and low level TV/FM points.





UTILITY ROOM: 7' 5" x 4' 11" (2.26m x 1.5m) Fitted in hand painted bespoke cabinets with quartz work surfaces and upstands incorporating a sink unit, a Siemens washing machine and a dishwasher. There is a vaulted ceiling, an extractor fan, two wall lights, a chrome ladder radiator, a sash window to the side elevation and a tiled floor.



CLOAKROOM: Re-fitted in a white suite of a low-level WC and wall mounted wash hand basin with a mirror behind and drawer below. There is a sash window to the side elevation, deep Ogee skirting boards, engineered oak floorboards, a chrome ladder radiator and extractor fan.

HALF LANDING: With stairs to the first floor and a door to:

BATHROOM: 13' x 8' (3.96m x 2.44m) Re-fitted in a white four-piece suite of a freestanding double ended bath with wall mounted taps, a double width tiled shower cubicle with rainfall and height adjustable showers, a wall mounted wash hand basin with a cupboard below and a low-level WC. There is a chrome ladder radiator, a ceramic tiled floor, a sash window to the rear elevation, an extractor fan and two wall lights. A cupboard houses two boilers, one serving the ground floor and the other, the upper floors. A further cupboard houses two oversized mains pressure water tanks.



LANDING: With stairs to the second floor, a wall light and single radiator.

MASTER BEDROOM SUITE: 13' 1" x 13' (3.99m x 3.96m) Featuring an ornate cast iron fireplace and log basket with a slate hearth and painted wooden surround. There is an exposed ceiling beam, both double and single radiators, a TV point, a wall light and recessed spotlights, deep Ogee skirting boards and a multi-paned sash window to the front elevation given views over the mill race and water meadow beyond.

EN-SUITE: 8' 9" x 7' 11" (2.67m x 2.41m) Re-fitted in a white four-piece suite of a freestanding double ended bath with wall mounted taps, a double width tiled shower cubicle with rainfall and height adjustable showers, a wall mounted wash hand basin with a drawer below and a low-level WC. There is a radiator, a ceramic tiled floor, a sash window to the rear elevation, recessed spotlights and an extractor fan.

INNER LANDING: With ceiling spotlights and a door to:

DRESSING ROOM: 12' 11" x 10' 6" (3.94m x 3.2m) Providing two built-in double wardrobes with clothes hanging rails and storage shelving, this room has both double and single radiators, a cast iron fireplace and log basket with a slate hearth and painted wooden surround, deep Ogee skirting boards, recessed spotlights and effect lighting over the wardrobes. There is a sash window to the rear elevation, a TV point and decorative picture rails.



BEDROOM TWO: 13' 1" x 13' 0" (3.99m x 3.96m) With a sash window to the rear elevation, this room has deep Ogee skirting boards, a built-in double wardrobe with clothes hanging rails and storage shelving, wall lights, recessed spotlights and a radiator. A door leads to:

EN-SUITE: 8' 6" x 6' 6" (2.59m x 1.98m) Fitted in a white three-piece suite of a double width tiled shower cubicle with a height adjustable shower and screen door. There is a wall mounted wash hand basin with a drawer below and wall mirror behind and a low-level WC. There are recessed spotlights, a ladder radiator, an extractor fan, a sash window to the rear elevation and ceramic tiled floor.



FIRST FLOOR HALF-LANDING: With stairs to the second floor and a door to:

BEDROOM FIVE: 10' 6" x 8' 10" (3.2m x 2.69m) With a sash window to the rear elevation, a single radiator, a TV point and three wall lights. There are deep Ogee skirting boards and a built-in providing clothes hanging rails and storage shelving.

SECOND FLOOR LANDING: With an eaves storage cupboard, a wall light and an exposed ceiling beam.

BEDROOM THREE: 13' 5" x 13' 4" (4.09m x 4.06m) (maximum) This room has a vaulted ceiling with exposed ceiling beams, a half-moon multi-paned window to the side elevation and a further window to the rear. There are two eaves storage cupboards, four wall lights, a radiator and a built-in double wardrobe. A door leads to:

EN-SUITE: 6' 7" x 4' 2" (2.01m x 1.27m) Providing a white three-piece suite of a tiled shower cubicle with a height adjustable shower and sliding screen door, a wall mounted wash hand basin with a cupboard below and a low-level WC. There is a chrome ladder radiator, and extractor fan and a wall light.

BEDROOM FOUR: 13' 6" x 8' 7" (4.11m x 2.62m) (widening to 14'7") Again with a vaulted ceiling and exposed ceiling beams, there is a built-in double wardrobe, two eaves storage cupboards a single radiator and four wall lights.

EN-SUITE: 7' 7" x 6' 4" (2.31m x 1.93m) Providing a white three-piece suite of a tiled shower cubicle with a height adjustable shower and sliding screen door, a wall mounted wash hand basin with a cupboard below and a low-level WC. There is a chrome ladder radiator, an extractor fan and a wall light.



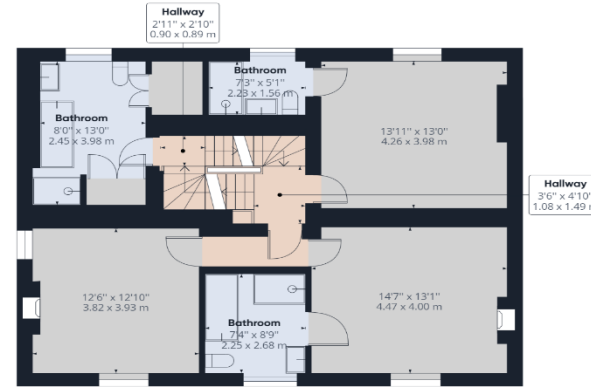
OUTSIDE FRONT: The Mill House stands in an enviable edge of town location, with views over open countryside and yet is just a short walk from the town centre. A paved driveway leads to private parking areas for 4/5 cars. The front garden is laid mainly to lawn with box hedges and flower beds.

COURTYARD: At the rear of the Mill House is a walled courtyard which measures 36ft x 23ft, narrowing to 16.5ft. There is outside lighting, a water tap and gated wheelie bin access to the rear.

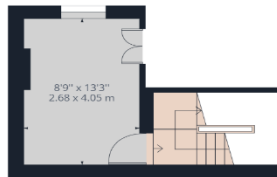




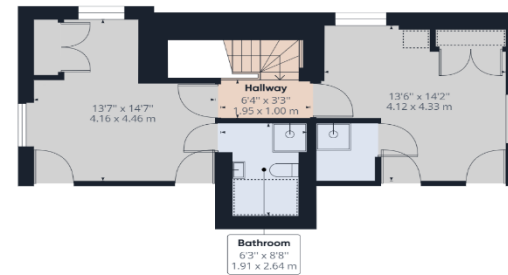
Ground Floor Building 1



Floor 1 Building 1



Floor 1 1/2 Building 1



Floor 2 Building 1

Approximate total area⁽¹⁾

2613.17 ft²
242.77 m²

Reduced headroom

19.90 ft²
1.85 m²

(1) Excluding balconies and terraces

⌊ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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