



THE GREEN

Church Stowe, Northampton, NN7



DAVID COSBY
ESTATE AGENTS



The Green

Church Stowe, NN7 4SN

Total GIA Floor Area | Approx. 238 sqm (2562 sqft)



5 Bedrooms



2 Receptions



2 Bathrooms

Features

- 5-bedroom family home
- Exclusive development
- Stone construction
- Desirable village location
- Countryside views
- Double garage
- Large rear garden
- Overlooking private communal green

Description

8 The Green is a well-presented, detached, five-bedroom family home situated in an exclusive development within the highly desirable village of Church Stowe in South Northamptonshire. The property is constructed from coursed Pury End stone with facing brick quoins and has steeply pitched and tiled roofs incorporating gabled, dormer windows and bonnet hips. Accommodation includes five bedrooms with en-suite to master bedroom, two reception rooms, kitchen / breakfast room, large Georgian-style conservatory, ground-floor cloakroom, and family bathroom. The gravel driveway sweeps round to the double garage and provides off-road parking to the front aspect which is well-tended with established shrubs and trees. A gravel pathway to the right-hand side of the property provides gated access to the south west facing rear garden which backs onto pasture land.



A 5-bedroom family home occupying an exclusive development of just nine properties overlooking a private tree lined green in the heart of Church Stowe.

The Property

Entrance Hall

The main entrance hall is accessed via a part-glazed leaded light door set within a brick and stone corner porch with hipped and tiled roof. Floors are finished with terracotta tiles contrasting inserts and walls are neutrally decorated. Six-panel pine doors, which are fitted throughout the property, lead to the principal reception rooms, kitchen/breakfast room and ground-floor cloakroom. Stained pined stairs with quarter landings, turned balustrades and fitted carpet leads to the first-floor accommodation and there is a useful understairs cupboard for shoes and cloaks.

Kitchen / Breakfast Area

The kitchen/breakfast area is located to the front-right-hand side of the property and is fitted with a good range of Shaker-style base and wall units with varnished hardwood work surfaces and a double inset, stainless steel sink with chrome mixer tap. Fitted appliances include an electric induction hob with brushed chrome extractor hood over and electric oven with space above for a microwave. There is further room for a tall fridge/freezer, a dishwasher, and a washing machine. Floors are finished with terracotta tiles and there is ample room for a large breakfast table and chairs. A six-panel door opens to the double garage and a casement window overlooks the front aspect providing natural lighting.

Sitting Room

The dual-aspect sitting room has an abundance of natural light from a two-unit window overlooking the front green and French doors which open onto a delightful patio area overlooking the rear garden. Floors are fitted with plush, cut-pile carpets and walls are neutrally decorated. There is a feature brick and Puey End stone fireplace with multifuel stove and terracotta tile hearth. Artificial lighting is provided by perimeter wall lights.

Dining Room

The dining room is a good-sized room located to the rear right-hand side of the property with French doors and full height sidelights opening into the Georgian-styled conservatory. Floors are finished with oak effect boards and walls are neutrally decorated.

Conservatory

A large, Georgian-styled conservatory with double-glazed hipped roof incorporating decorative tie-bars and a Velux window. Floors are finished with oak-effect boards and French doors open onto the patio area making this a perfect space for entertaining and alfresco dining.

Cloakroom

The cloakroom is fitted with a close-couple WC and ceramic wash-hand basin with chrome pillar taps and shaker-style vanity unit below. Floors are finished with matching terracotta tiles which flow through from the entrance hall and walls are neutrally decorated. Mechanical extract ventilation has been installed.





First Floor Landing

The large, galleried, first floor landing has natural lighting from a four-unit window to the side elevation and there is a hinged ceiling hatch providing access to the roof void. Floors are fitted with cut-pile carpet and pine doors open to the bedrooms and the family bathroom. There is a useful, large airing cupboard with slatted shelving and walls are neutrally decorated.

Master Bedroom

The master bedroom is a dual-aspect room to the rear left-hand side of the property with dormer casement windows to both front and rear elevations affording pleasant views over the communal green and the well-tended rear garden with onward views to pastureland. Floors are fitted with cut-pile carpet and the part-vaulted ceilings and walls are neutrally decorated. There is built-in storage space to the rear of the bedroom with clothes rail and upper shelving. A pine door opens to the master en-suite.

Master Bedroom En-Suite

Fitted with a three-piece suite comprising shower cubicle with sliding, glazed screen, large ceramic wash hand basin with pedestal and chrome mixer tap, and close-coupled WC. Walls have full-height, white ceramic tiling with buff, stone mosaic banding and floors are fitted with limestone effect ceramic tiles. Artificial lighting is provided by recessed spotlight and mechanical extract ventilation has been installed. Heating is provided by a chrome ladder towel rail.

Bedroom Two

Bedroom two is located to the front of the property and is a large dual-aspect double bedroom with natural lighting from Velux roof lights to the side elevation and a large two-unit window to the front elevation overlooking the green. Floors are fitted with cut-pile carpet and the part-vaulted ceiling and walls are neutrally decorated. There are two, separate, large built-in wardrobes with clothes rails and fitted shelving.

Bedroom Three

A further double bedroom located to the rear right-hand side of the property with a dormer window overlooking the rear garden. The part-vaulted ceiling and walls are neutrally decorated and floors are finished with cut-pile carpet. A pine door opens to a large wardrobe with fitted clothes rail and upper shelving.

Bedroom Four

Bedroom four is located to the left-hand side of the property and is a double bedroom with window overlooking the side aspect. Floors are finished with cut-pile carpet and walls are neutrally decorated.

Bedroom Five

Bedroom five is a single bedroom currently used a home office to the side elevation of the property.

Family Bathroom

Fitted with a three-piece suite comprising bath with shower over, large ceramic wash hand basin with pedestal and chrome mixer tap, and close-coupled WC. Walls have half-height, white ceramic tiling with mosaic banding and floors are fitted with ceramic tiles. Natural lighting is provided by a Velux roof light to the part vaulted ceiling and mechanical extract ventilation has been installed.





Grounds

Front Aspect

The front aspect overlooks the private communal green, and the gravelled driveway sweeps around to the double garage and provides off-road parking. Well-tended borders are filled with shrubs and plants and there is a Cherry tree to the left-hand side lawn. A gravelled pathway leads to the rear garden with gated access.

Rear Aspect

The south west facing rear garden benefits from sunlight throughout most of the day and is a beautifully tended space with an array of herbaceous borders and trees which are currently in full bloom. Climbing Rose and Virginia Creeper frame the French doors to the rear of the sitting room which open onto the patio. The garden is divided into two separate areas both of which have main central lawns with established perimeter shrubs. The far rear, portion of the garden has a further patio area providing a secluded retreat and there is a good-sized timber, potting shed. A timber picket fence to the far rear of the garden overlooks pasture land with far-reaching countryside views.

Double Garage

The large double garage is located to the front of the property and is fitted with power and lighting. The galvanised, steel-framed up-and-over doors have solid timber, slatted panels and there is a separate, pedestrian door opening onto the side elevation.





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Location

Occupying an exclusive development of just nine properties, this five-bedroom family home overlooks a private tree lined green in the heart of Church Stowe.

Church Stowe stands on a high ridge by the ancient Watling Street with serene rolling countryside views. Along with its neighbouring hamlet of Upper Stowe, Church Stowe forms Stowe Nine Churches. There are several theories as to where 'Nine Churches' derives from. Legend has it that devout builders made eight attempts to erect a church here, but each time, the stones mysteriously vanished. Whether or not this tale holds true, the ninth church — now dedicated to St. Michael — was successfully raised and has proudly displayed its recently restored tower for approximately 1000 years.

Just a short walk away at Upper Stowe is the unique Old Dairy Farm, a complex of stone-built farm buildings some of which date to the sixteenth century. This vibrant farm offers a selection of independent shops, businesses, treatment centres, and artisan trades. The popular café is housed within a traditional stone barn and holds special evening events throughout the year.

Located equidistant between the market towns of Towcester and Daventry, Church Stowe is an ideal location for families seeking a peaceful location but maintaining nearby local amenities. With access to both the A5 and junction 16 of the M1 motorway, the village is also an easy commute to Milton Keynes where a wide range of shops and facilities are available as well as Milton Keynes Central Railway Station with direct and frequent trains to London Euston and Birmingham New Street.

There are various schooling options available nearby including foundational education at Weedon Bec Primary School, and The Bliss Charity School in Nether Heyford. Secondary education can be found at Champion School & Language College in Bugbrooke, and Sponne School in Towcester which has an Outstanding Ofsted rating. Private education is available at Spratton School, Northampton High School for Girls, Rugby School, and Quinton House in Upton.

Property Information

Local Authority: West Northamptonshire Council (Daventry Area)

Services: Water, Drainage, Oil, & Electricity

Council Tax: Band G **EPC:** Rating TBC

Agent Note

There is a maintenance charge payable towards the upkeep of the The Green.

Important Notice

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8 The Green, Church Stowe

Approximate GIA (Gross Internal Floor Area) Inc. Garage = 238 sqm (2562 sqft)



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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.



GROUND FLOOR - GIA Inc. Garage = 132 sqm (1421 sqft)



FIRST FLOOR - GIA = 106 sqm (1141 sqft)



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