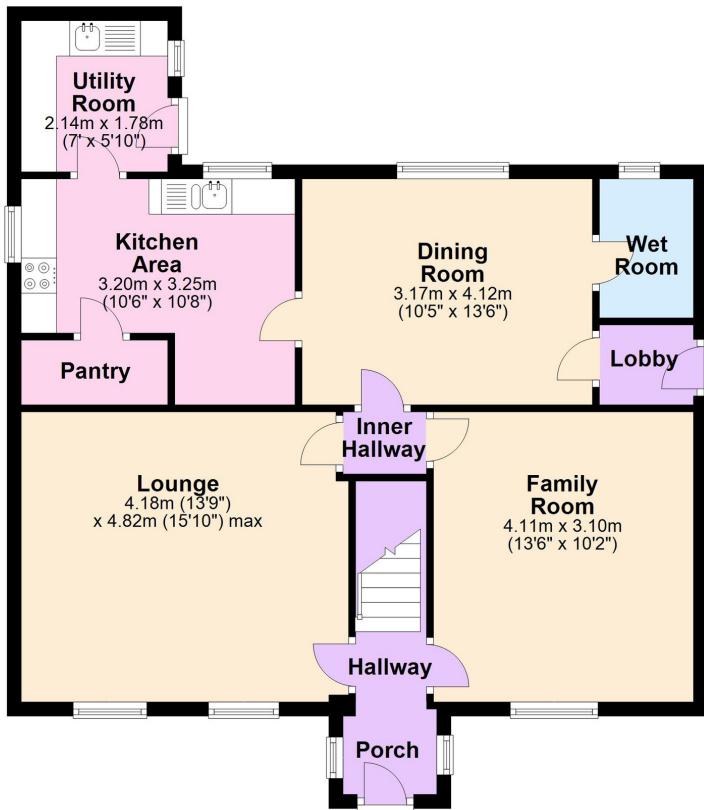
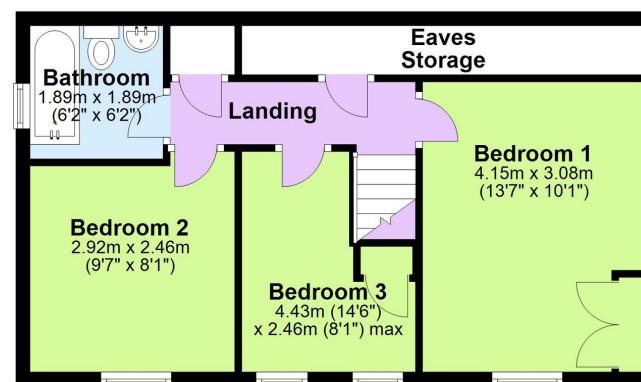




Ground Floor



First Floor



3 Bedrooms | 2 Bathrooms | 2 Reception Rooms | Road Side Parking



21 CHURCH ROAD



01327 878926

07843 561288

mark@campbell-online.co.uk

LOCAL PROPERTY EXPERT MARK HEYCOCK

"We were immediately put at ease by Mark and his team's support was invaluable. My sister and I live hundreds of miles away from Braunston yet we felt completely part of the process. Communication was second to none from day one onwards. We had a couple of issues with the house itself but Mark sorted them out for us."

Andy about Mark and our Daventry team.

Disclaimer: The information on this property, including floor plans, photographs, videos and virtual tours (available on the Campbells website) has been prepared to give, in our opinion, a fair description of the property. We have tried to detail the information as accurately as possible relying on the owner's input too, but we can't give any accuracy guarantee - all measurements are approximate. None of this information constitutes an offer or a contract, or part thereof. Please make sure you satisfy yourself as to the correctness of each statement contained in these particulars. Campbells have not tested any apparatus, equipment, fittings or services including any heating system so we cannot therefore verify that these are in good working order. We haven't carried out any form of survey and would advise that you make your own arrangements to instruct and obtain a qualified survey report prior to exchange of contracts. Your solicitor will look after all the legal matters relating to this property and agree with the owner's solicitor which items will be included in the sale. If you have any questions or concerns please just ask. Viewings and Offers are to be strictly handled by Campbells. Copyright Warning - You may use any of this material for your personal use, however, you may not reuse any of this information, which includes the pictures, to republish or redistribute or make any of this detail available in any other format to any other party which includes websites, any online platform, media or notice board without prior written consent from Campbells.

Surprisingly Spacious Throughout

Three Bedroom Link Detached

Full of Character Features

BRAUNSTON, NN11 7HG

Rustic Kitchen And Utility Room

Private, Sunny Rear Garden

In Need Of Modernisation

Shower Room And Family Bathroom

Three Reception Rooms

No Upper Chain



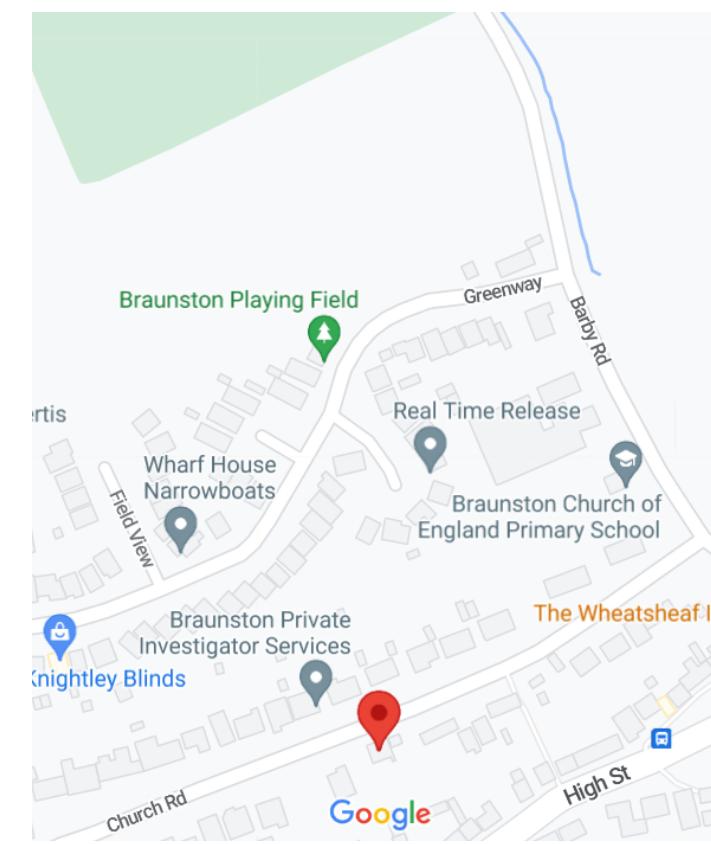
This charming, three-bedroom character cottage, located on Church Road in the lively canal village of Braunston, has no upper chain and is much bigger than you may expect.

It would be fair to say that the property is in need of modernisation, but it offers loads of potential, a private rear garden and is much bigger internally than you may expect. This cottage, which really catches your eye as you drive along Church Road, offers plenty of ground floor space, boasting three reception rooms, a kitchen, separate utility room and even a ground floor shower room, along with plenty of character features throughout including, wall and ceiling beams, original floorboards, and a rustic kitchen. A feature arched doorway leads you into an entrance hallway, leading to a large lounge area with a feature stone fireplace and a nice-sized family room which could have a variety of uses, including a study, play room, TV room - there is also plenty of space for a dining room table and chairs for a formal dining room. Doors from both the lounge and the family room lead into an inner hallway with understairs storage and into the dining room which is a great space, full of character and including a feature fireplace with an LPG gas fired stove, there is also plenty of space for your kitchen table and chairs. This area also offers access to a ground floor wet room and a side door into the garden. The wooden rustic kitchen with its sunken Belfast sink and exposed brick fireplace gives the kitchen area plenty of character.



LOCATION

Braunston Village retains a popular community spirit as there is plenty going on within the village. The local amenities are just a few minutes away and include a supermarket, Post Office, chip shop, garage, butcher and the village primary school. The village also boasts a number of pubs and a church. The Oxford and Grand Union canals are clearly a feature of this village along with the busy marina which can be seen from the rear of the garden and the first floor rear windows - you must take a walk along the canal if you have never been there as it is stunning, with rolling countryside surrounding the village making Braunston the perfect place to live. If your work involves commuting the nearby A45, A5, M1 and M6, are easily accessible from the village and the local towns of Daventry and Rugby. If you need a train, Rugby (6 miles) and Long Buckby (5 miles) provide excellent services - you can catch a fast train to London Euston in under an hour.



Council Tax: D

EPC: F

All these character features help make this property feel very nostalgic, warm, and welcoming, it would be fair to say that the property needs some modernisation, but it offers plenty of potential. The original property is believed to date back to the mid 1800's, historically and it's believed that the property was the home of the local Methodist Minister, as well as an isolation ward for the village children with scarlet fever, and at the turn of the century the property became a family home. If you are looking for a period cottage in a lively and popular village this is a great example and must be viewed to be fully appreciated.

