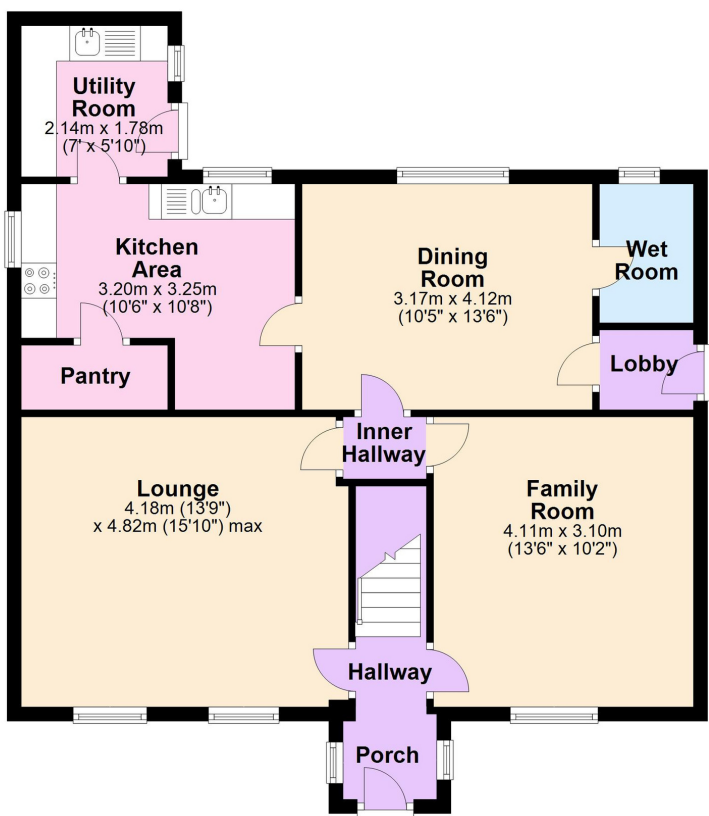
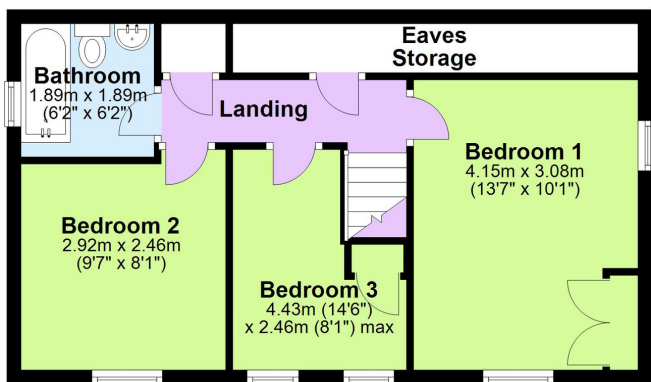




Ground Floor



First Floor



01327 878926  
[www.campbell-online.co.uk](http://www.campbell-online.co.uk)  
 2 James Watt Close, Daventry NN11 8RJ



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



## 21 CHURCH ROAD

BRAUNSTON, NN11 7HG

- ✓ Surprisingly Spacious Throughout
- ✓ Rustic Kitchen And Utility Room
- ✓ Shower Room And Family Bathroom
- ✓ Three Bedroom Link Detached
- ✓ Private, Sunny Rear Garden
- ✓ Three Reception Rooms
- ✓ Full of Character Features
- ✓ In Need Of Modernisation
- ✓ No Upper Chain

### LOCAL PROPERTY EXPERT MARK HEYCOCK



01327 878926

07843 561288

[mark@campbell-online.co.uk](mailto:mark@campbell-online.co.uk)

"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.





**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.

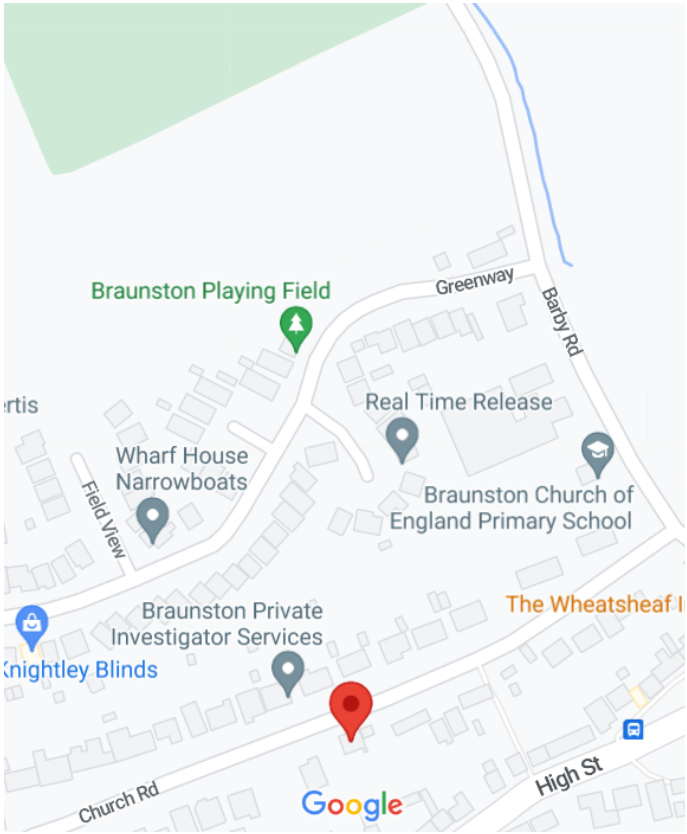


There is a built-in under unit fridge, electric cooker and hob. From the kitchen there is access into a useful utility room with the similar wooden rustic kitchen units with an under unit freezer and space and plumbing for a washing machine. A stable door from the utility room gives access into the property's sunny and private rear garden. On the first floor you will find a feature landing leading to three nice-sized bedrooms, all offering plenty of character features and countryside views. There is also a family bathroom and a large eves storage area. The property is partly double glazed, heating is electric storage heating and an LPG gas fired stove. To the front of the property is a small front garden with steps leading up to a feature arched entrance door. At the rear of the property is a raised sunny and private rear garden which is mainly laid to lawn with mature shrubs along the borders, there is also a brick built outside WC. Included in the sale will be the wooden summer house which is in good condition and raised on a hard standing. The property has side gated access to the front from one side which leads to an open front garden and onto Church Road. This property has no allocated parking, however there is plenty of on road parking available along Church Road. If you are looking for a good sized character property with plenty of potential this is well worth a look around.



## 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.

