



2 HIGH STREET

Greens Norton, Towcester, NN12



DAVID COSBY
ESTATE AGENTS



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2 High Street

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Total GIA Floor Area | Approx. 71 sqm (764 sqft)



2 Bedrooms



1 Reception



1 Bathrooms

Features

- Stone Cottage
- Two double bedrooms
- Popular Village Location
- Enclosed Rear Garden
- Gas Central Heating
- No Onward Chain

Description

2 High Street is an extended, three storey, two-bedroom character cottage located in the heart of the popular village of Greens Norton.

The property is believed to date to the mid-Victorian era and is of local stone construction with facing brick window arches beneath a tiled roof.

This period home also benefits from a two-tier, south-west facing rear garden with established shrubs and a useful timber shed.

Accommodation comprises of a living room with closed fire place, kitchen / breakfast room with glazed door to the rear garden, two double bedrooms, and a family bathroom.



Greens Norton is a large village located in South Northamptonshire with many old character cottages of local stone construction. The village has a good range of local facilities including local convenience store / post office, butchers, and doctors surgery.

The Property

Sitting Room

The property is accessed via a traditional four-panel timber door which opens to the main sitting room. Natural lighting is provided by a sash-effect, double-glazed window and there is built-in, low-level storage space with traditional butt-and-bead doors incorporating T-bar hinges. Floors are finished with solid oak timber boards and there is a feature fireplace with tiled hearth which is currently blocked. A four-panel door opens to the kitchen / breakfast room.

Kitchen

Located to the centre of the property, the kitchen is fitted with a range of solid timber base units with oak work surfaces and a large ceramic sink-and-a-half with drainer and chrome mixer tap. A built-in four-burner gas hob has been provided with chrome electric oven below and traditionally styled extractor hood above. Floors are finished with ceramic tiles and walls have part-exposed facing brickwork. A set of timber stairs with quarter winders and contemporary tensioned wire balustrades leads to the first-floor accommodation. An opening leads through to the Breakfast Room area.

Breakfast Room Area

Located within the single-storey rear extension, the dining room has matching oak floor boards and a part-glazed timber door with matching side casement light opens onto the pretty patio area where steps lead up to the main garden. A large, double-glazed Velux roof light provides an abundance of natural lighting and there is a useful, low-level, timber base unit with oak work surface.

First Floor Landing

The first-floor landing has cut pile carpet and four-panel timber doors which open to bedroom two and the family bathroom. Quarter-winder stairs extend up to the second-floor accommodation.

Bedroom Two

Bedroom two is a good-sized double room located to the front elevation of the property with a sash effect, double-glazed window providing natural lighting and ventilation. There is an original, cast-iron feature fireplace which is currently not in use. Floors are finished with loop pile carpet and walls are neutrally decorated.



The Property

Family Bathroom

The family bathroom is located to the rear elevation of the property and is fitted with a three-piece suite comprising ceramic bath with chrome mixer tap and rainfall shower above with separate shower hose, close-coupled ceramic WC, and ceramic wash hand basin with pedestal and chrome pillar taps. Walls are partly finished with full-height ceramic tiling around the bath and wash hand basin, and floors are fitted with timber effect laminate boards.

Second Floor Landing

The second-floor landing has natural lighting from a window to the side aspect and a Velux roof light to the rear aspect. There is useful storage space in the form of two separate cupboards. The upper cupboard is fitted with shelving and the lower cupboard houses the gas-fired combination boiler. A timber ceiling hatch provides access to the roof void and a four-panel timber door opens to Bedroom One.

Bedroom One

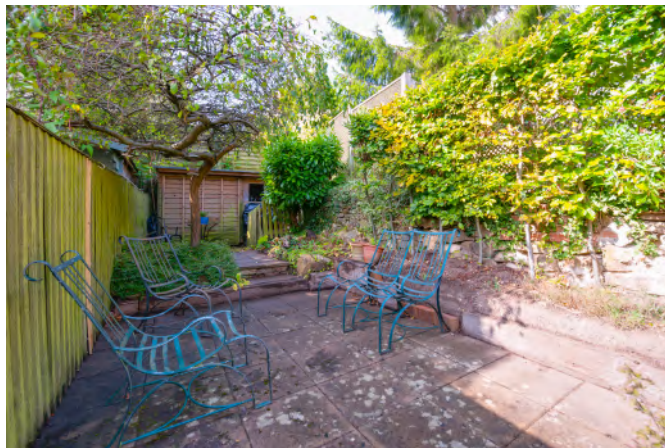
Bedroom One is a large, double bedroom with separate dressing room area and has natural lighting from a casement window to the side aspect overlooking a row of pretty, thatched and iron stone properties within the village. A further Velux roof light to the rear aspect provides additional natural lighting. Floors are finished with cut-pile carpet and ceilings are part-vaulted with exposed, painted purlins. There is a feature 'throated' chimney breast which is plastered and painted, and walls are neutrally decorated.





Grounds

The rear garden is accessed via the Breakfast room and is a delightful cottage-style garden with good amounts of sunlight throughout the day with established shrubs and plants and a well-tended, centrally located tree. There is a small patio area adjacent to the rear elevation with facing brick retaining walls and brick and stone steps which leads up to a further, larger patio area for seating. To the rear of the garden there is a useful wooden shed which has been adapted to provide a drop-down front opening to a decked area – perfect for enjoying late evening sun and entertaining. Perimeter boundaries comprise a mixture of close board timber fencing and beach hedgerow. There is a useful, projecting canopy which extends past the rear extension providing a space for log storage etc.



Location

Greens Norton is a large village located in South Northamptonshire with many old character cottages of local stone construction. There is a good range of local facilities including local convenience store / post office, butchers, and doctors surgery. The Butchers Arms public house is located in the centre of the village and offers a blend of modern and rustic charm with fine ales and good food. This community-based pub was revitalised in 2017 by a consortium of villagers and embodies the warmth and camaraderie of Greens Norton. The Parish Council also maintain a delightful pocket park of approximately 2 hectares where wetland, grasslands, woods, and a pond create a fully accessible wildlife and nature reserve. Greens Norton is an ideal location for families seeking a rural location but maintaining the convenience of nearby local amenities.

The village is served by several schools, providing educational options for families living in and around the village. The village is home to Greens Norton Church of England Primary School, catering to younger children, while Towcester provides additional primary schools such as Nicholas Hawksmoor and Towcester Church of England School. For secondary education, Sponne School in Towcester serves the area, offering both academic and extracurricular opportunities, including a sixth form. Families may also explore other educational institutions in the wider Northamptonshire area such as private schooling at Akeley Wood, Winchester House, Northampton High School for Girls, Stowe, and Rugby School.

Greens Norton is just 2 miles from the historic Roman market town of Towcester town where a wide range of lively and independent boutique shops, cafes and restaurants can be found all with the delightful River Tove meandering close by. With access to the A5 and 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.

Property Information

Local Authority: West Northamptonshire Council (South Northamptonshire Area)

Services: Water, Drainage, Gas, & Electricity

Council Tax: Band B **EPC:** Rating D

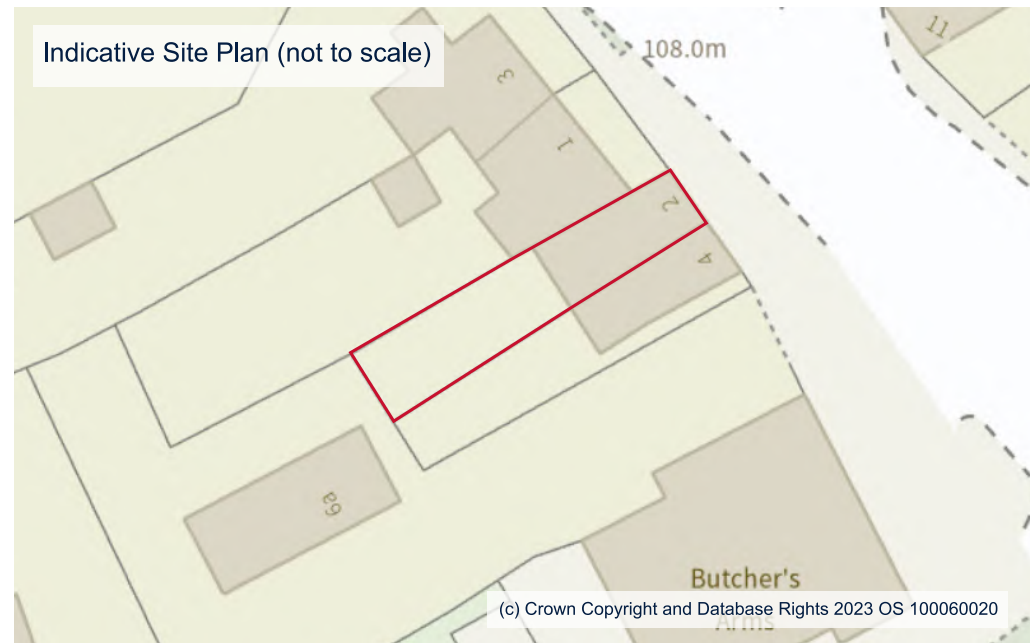
Important Notice

Please note that these particulars are subject to the approval of the property owner. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible. Whilst every care has been taken with the preparation of these particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. Any measurements given within the particulars are approximate and photographs are provided for general information only. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property. On acceptance of an offer, prospective purchasers will need to provide identification and proof of funds in compliance with Anti-Money Laundering legislation.

Greens Norton, Towcester



Indicative Site Plan (not to scale)



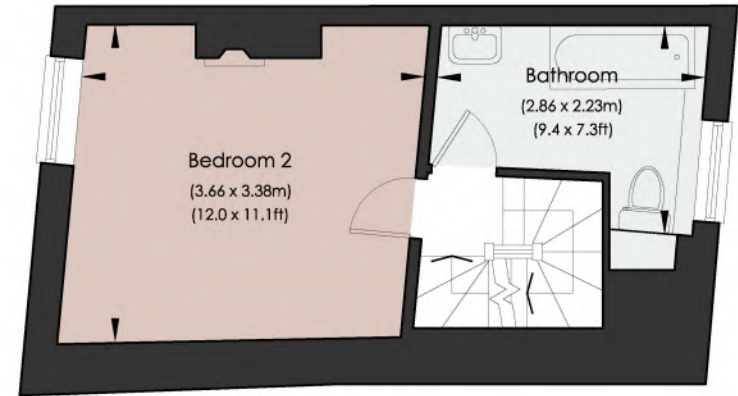
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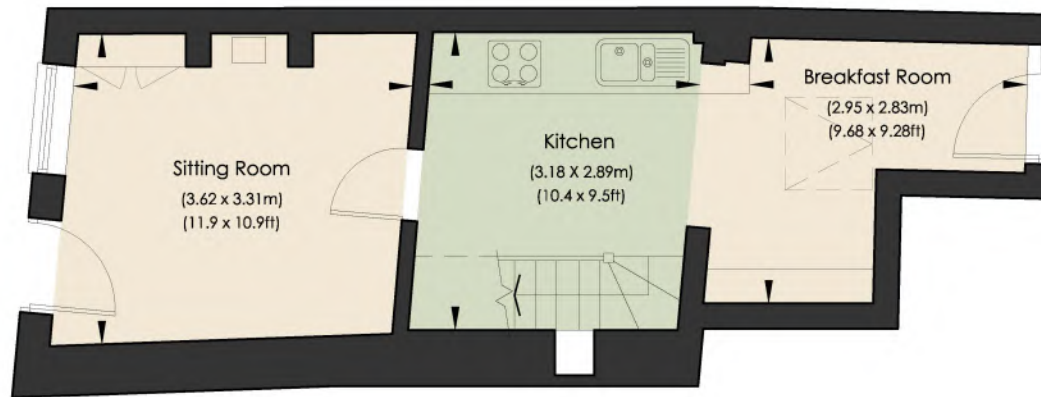
Approximate GIA (Gross Internal Floor Area) = 71 sqm (764 sqft)

David Cosby Chartered Surveyors & Estate Agents

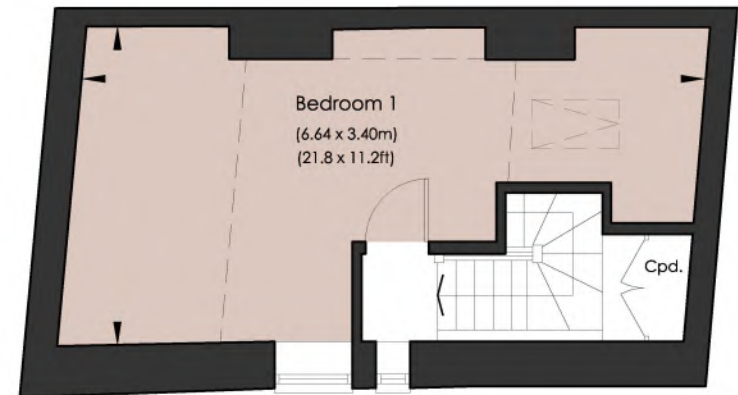
This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



FIRST FLOOR GIA = 21 sqm (226 sqft)



GROUND FLOOR GIA = 29 sqm (312 sqft)



SECOND FLOOR GIA = 21 sqm (226 sqft)



GREENS NORTON

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