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# campbells

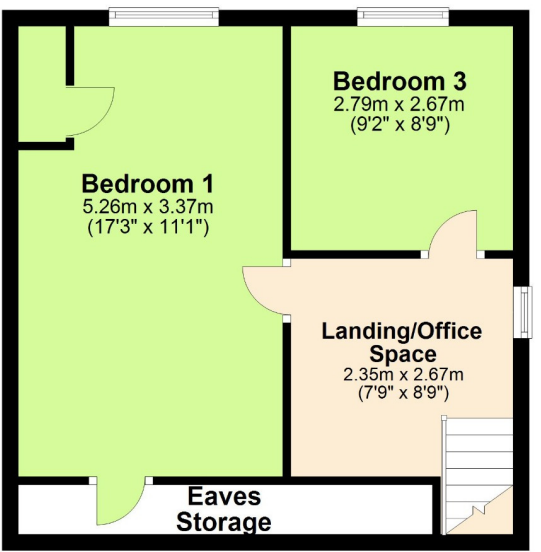
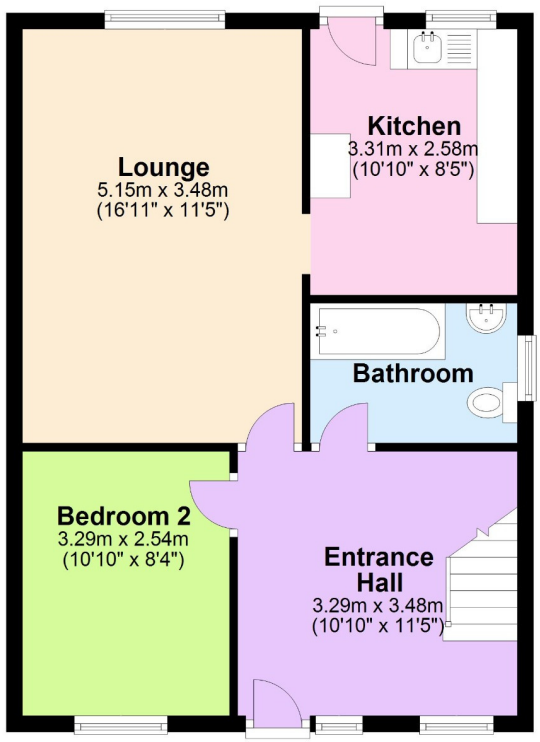
*of Braunston*



3 Bedrooms | 1 Bathroom | 1 Reception Room | Double Garage










Ground Floor

First Floor



## 17 HIGH STREET

BRAUNSTON, NN11 7HR

-  Lounge/Diner With Feature Fire
-  Detached Double Garage
-  Large Private Rear Garden
-  Parking For Several Vehicles
-  Close To Village Amenities
-  No Upper Chain
-  Replaced Kitchen
-  Replaced Bathroom
-  Three Bedrooms



### LOCAL PROPERTY EXPERT MARK HEYCOCK

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Mark and the team at Campbells have been great in supporting us through our first house purchase. As our main point of contact, Mark has been brilliant, happily organising viewings, managing the requests of both ourselves and the sellers, and answering any and all questions quickly and with a smile. While any purchase at this scale is stressful, Mark has given us a lot of reassurance and helped make this process as smooth as possible. Many thanks!

**NAME:** Colby, Daventry - 27th September 2023  
**ABOUT:** Mark

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.



Properties like this one along the High Street are a rare commodity and do not come to the market often so call the team at Campbells today to take a look or receive further details.

The property is bright, spacious and well maintained, it consists of a large entrance hallway that leads to bedroom two or a second reception room, a great sized replaced bathroom and a generous lounge/diner which is the heart of this lovely home with its feature fireplace and wood burning stove - this is a real cosy room. The replaced kitchen is accessed via the lounge/diner and composes of modern kitchen floor and wall units with space and plumbing for white goods, the kitchen also offers access to the large patio area and the secure gated off-road parking which is forward of the detached double garage. On the first floor a bright and spacious landing offers a convenient space for an open plan study area and access to a further two double bedrooms, bedroom one which is a great size also has a storage cupboard and access to a eves storage area.

This property also benefits from UPVC double glazing and oil-fired central heating throughout. Outside the front and side driveways have been tastefully block paved to provide off road parking for several vehicles, there is even plenty of space for a caravan or a camper van behind the five-bar gate. This paved area also extends to the property's detached double garage and behind the property to provide a large sunny drenched patio area which is a perfect place to sit out and enjoy a glass of wine on those warm summer evenings. At the rear of this property a small slope down from the patio area leads you to a large well-maintained, Southerly facing rear garden which is totally private, enclosed by timber panel fencing, mature bushes and trees giving the garden a private and secure feel.



## LOCATION

The local amenities are just a minute away and include a supermarket, Post Office, hair dresser, fish and chip shop, garage, butcher, local bus service, village hall and the village primary school. The village also boasts several pubs and a CE church. Braunston retains a popular community spirit as there is plenty going on within the village. The Oxford and Grand Union canals are clearly a feature of this village along with the busy marina, you must take a walk along the canal if you have never been as it is stunning, along with the rolling countryside surrounding the village it helps make 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 are 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 arriving in under an hour.



Council Tax: Band B EPC: Rating TBC

“Internally this property is surprisingly spacious and very well presented. The layout offers great flexibility, with the option of bedrooms on both floors, this property must be viewed to be fully appreciated as you may never need to move again.”