



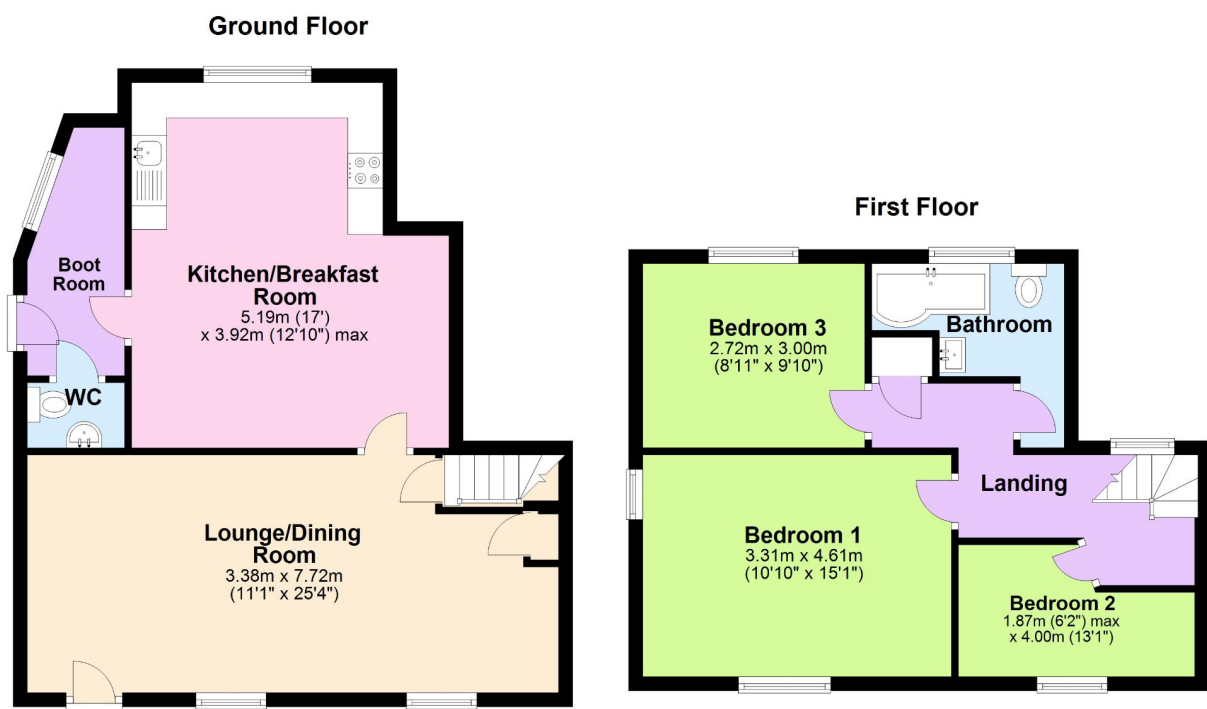
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 2 James Watt Close, Daventry NN11 8RJ

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of Braunston












3 Bedrooms | 1 Bathroom | 1 Reception Room | Extended



## WINDRUSH COTTAGE, 60 HIGH STREET

### BRAUNSTON, NN11 7HR

-  Replaced Oil Fired Central Heating And UPVC Double Glazing
-  Lovely Character Features With A Modern Twist
-  Extended Semi-detached Character Stone Cottage
-  Off Road Parking and Rear Access Via Church Road
-  Cloakroom And A Useful Boot Room
-  Large, Private, Low Maintenance Rear Garden
-  Located In The Heart Of Braunston
-  Great Size Refitted Kitchen
-  Three Double Bedrooms



### LOCAL PROPERTY EXPERT MARK HEYCOCK

 01327 878926  
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We bought, later rented out, and then sold 14 years later, all through Campbells. Campbells, and particularly Mark, were excellent throughout the recent sale. Our house was beautifully presented and written up in the brochure and Rightmove etc. Mark negotiated superbly with the buyers, explaining the true value of our house, improving substantially on very low offers, bringing the price substantially closer to the asking price than what was originally offered, and then managing the subsequent sale process through to completion. Thank you.  
**NAME: Andre, Braunston - 31st January 2024**  
**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.



**Three-bedroom semi-detached cottage  
for sale in Braunston**

This charming very well maintained, three-bedroom, semi-detached stone cottage for sale in the sought-after village of Braunston, is simply stunning, quaint and oozes charm and character throughout. Occupying a great sized plot, the property has a large, private, low maintenance rear garden and there is also access to an off-road parking area to the rear of the property via Church Road. Situated in the heart of Braunston, the property offers a wealth of charm and character, including exposed timbers and stone walls which is complimented perfectly with the lovely modern twist of an extended modern kitchen/breakfast room. This charming cottage boasts unexpectedly generous interior space, complemented by its delightful period features and a cosy fireplace featuring a wood burner. These elements combine to create a nostalgic, inviting ambiance, perfect for making any visitor feel warmly welcomed. Internally the property consists of a large, bright and welcoming lounge/dining area with exposed beams and a stone pillar and feature inglenook fireplace with cast iron, wood burning stove, there is also a period door which offers access to the first floor. To the rear of the property, the recently extended kitchen/breakfast room offering a lovely bright and modern twist with its vaulted ceiling, a large range of modern, matching units which has been re-fitted with contrasting units and work surfaces and Integrated appliances including an oven, electric hob, cooker, extractor hood and a fridge/freezer.

There is also space for a dining room table and chairs, and an exposed stone wall gives this area additional character. A side door from the kitchen leads you to a ground floor cloakroom and a very useful boot/utility room which offers access to the property's large, low maintenance rear garden. On the first floor the landing leads you to three good sized double bedrooms and the replaced family bathroom. Bedroom one benefits from plenty of natural light, a vaulted ceiling, exposed beams and floorboards adding plenty of character. Bedroom two is also a double with exposed beams and chimney breast. Bedroom three, which is also a nice double room overlooks the property's large, rear garden. The family bathroom has been re-fitted with a contemporary suite which includes shaped bath with a mains fed shower system over and mosaic tiling. To the rear of this lovely property you will find a large, low maintenance private garden which is great for entertaining.....at the right price, the sale would include the hot tub. There is a brick barbecue, a paved patio area and a large artificial lawn area with mature shrub and flower borders and, to the far end of the garden you will find a small vegetable plot and a small pond. There is also gated access to a further area with a greenhouse, shed and summer house, all of which will be included in the sale. Although the vendors tend to park on the High Street at the front of the property, at the far end of the rear garden is a further double gate which offers a shared vehicular access into Church Road. This could provide the space for a garage or a hard standing - this access is also shared by No 58.



**LOCATION**

Braunston is a highly regarded village on the Northamptonshire / Warwickshire border surrounded by beautiful rolling countryside, ideal for walking and enjoying the outdoor life in a popular and lively village community.

This charming cottage is located on the High Street in the heart Braunston, it 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, hair salon, Community Cafe and the village primary school. The village also boasts a number of canal side 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 as it is stunning with rolling countryside surrounding the village making Braunston the perfect place to live.

If you need a rail link, 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: Band C    EPC: Rating E**

**"If you are looking for a period stone cottage with a modern twist, this is a great example and must be viewed to be fully appreciated."**