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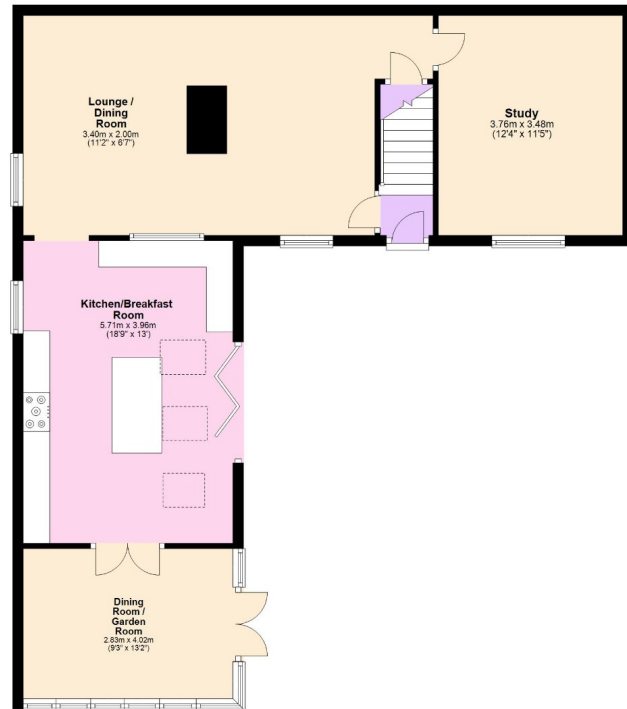
2 James Watt Close, Daventry NN11 8RJ

campbells
of Nether Heyford



3 Bedrooms | 1 Bathroom | 2 Reception Room | Conservatory

Ground Floor



First Floor



LOCAL PROPERTY EXPERT AMANDA LOYDALL



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"From the very first day when we got involved with Campbells they were Fantastic. Very professional and their communication was great at every point through the process when buying our property."

Thank you Amanda and team for looking after us and my wife and I would definitely recommend Campbells Estate Agents.

BY: Richard, Weedon - 17th January
ABOUT: Amanda



THE ROOKERY, 8 CHURCH STREET

NETHER HEYFORD, NN7 3LH

- ✔️ Three Bedroom Extended Character Cottage
- ✔️ Sought After Village of Nether Heyford
- ✔️ Beautiful and Tucked Away Location
- ✔️ Private Garden With Large Shed
- ✔️ Conservatory with Guardian Roof
- ✔️ Large and Stunning Kitchen
- ✔️ Two Large Reception Rooms
- ✔️ Replaced Bathroom
- ✔️ Approx. 1,300 sq.ft

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.



Tucked away in the heart of the village of Nether Heyford, is this delightful character cottage.

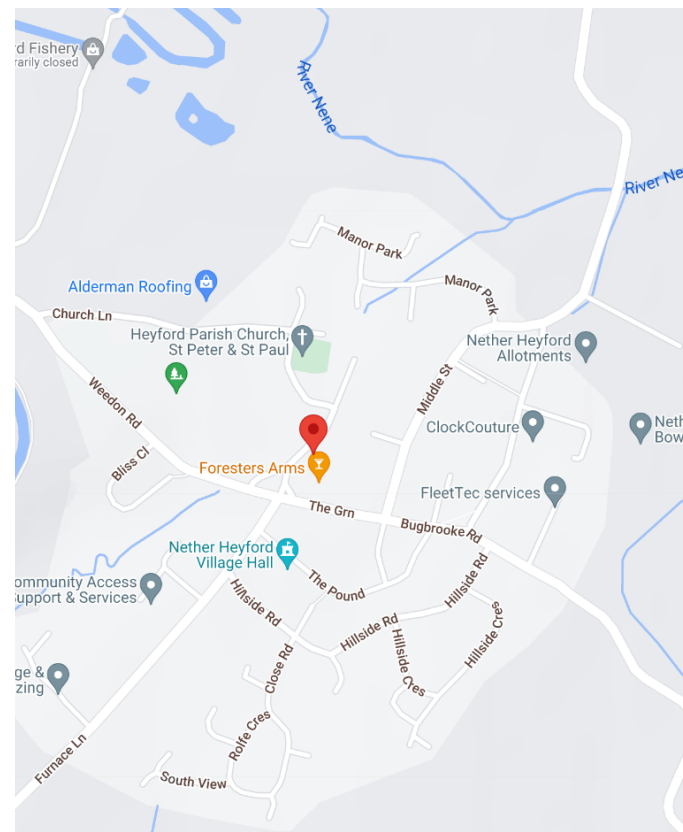
Three Bedroom Character Cottage For Sale in Nether Heyford. The approach to the cottage is via a path passing past other cottages. Having been owned by the current custodians for 27 years it has been a loving family home, the children have now flown the nest so it is ready for its next family to enjoy. A fabulous extension was added around 13 years ago creating a wonderful spacious kitchen and dining area - I particularly like the island, it is a great social area and with the patio doors open in the summer the whole space opens.

There's built in appliances and lots of cupboard space. In the evening or on a Sunday afternoon maybe after a walk in the surrounding countryside you'd retire to the cosy living room. There's a central fireplace which can easily be opened back up. Leading off the living room is a snug with quarry tiled floor, perfect as a study, playroom, or teenage den. Upstairs are three double bedrooms and a family bathroom. The outside space is totally enclosed and very private so children and animals are completely safe. Not having a garage there's a large shed as a perfect substitute.



LOCATION

The popular and prized village of Nether Heyford, is located approximately six miles west of Northampton and, can be easily accessed either by the A5 and A45, and is less than two miles from Junction 16 of the M1. The village has great amenities, which include two public houses, two churches, a village hall, general store and Post Office, traditional shops and of course the village green - rumoured to be one of the largest in the country! The Bliss Charity, Primary School, is within walking distance and, the nearest secondary school is in the neighbouring village of Bugbrooke, less than two miles away. The village also has the Grand Union Canal running through, and the mainline Northampton train station, to London/Euston, is only a short drive away. All in all, this is a great family home, in a lovely village location. To book your viewing, call Campbells and we will be happy to show you around.



Council Tax: C

EPC: D

Accessed from Church Street, it's like a scene from Larkrise to Candleford - quintessentially English.

