

NEW INSTRUCTION



HIGH STREET
Potterspur, NN12 7PQ

 **DAVID COSBY**
ESTATE AGENTS



High Street

Potterspurry, NN12 7PQ

Total GIA Floor Area (Inc. Garage) Approx. 175 sqm (1884 sqft)



3/4 Bedrooms



3 Receptions



2 Bathrooms

Features

- Victorian stone cottage with slate roof
- Village centre position in Potterspurry
- Three reception rooms including vaulted sitting room
- Three double bedrooms
- Two bathrooms
- Two additional loft rooms / study space
- Large block-paved driveway with ample parking
- Attached double garage with workshop
- Enclosed rear garden with terrace and lawn

Description

An attractive Victorian cottage constructed of coursed limestone with brick detailing beneath slate roofs, situated in the heart of the South Northamptonshire village of Potterspurry. The house has been thoughtfully updated and extended by the current owners, creating well-balanced accommodation arranged over three floors while retaining a number of period features including exposed beams, stonework and traditional joinery.

The ground floor is arranged around a central dining room which provides a natural hub to the house and connects with the kitchen and a separate home office. To the rear, a generous vaulted sitting room forms the principal living space, opening directly onto the garden. A rear lobby, utility room and ground-floor bathroom complete the ground-floor accommodation. On the first floor are three double bedrooms and a shower room, while the second floor provides two further loft rooms offering flexible space suitable for study, dressing or occasional bedroom use.

Outside, the property is approached from the High Street via a large block-paved driveway providing extensive off-road parking and access to an attached double garage with electrically operated roller doors and a separate workshop. To the rear is an enclosed garden with paved terrace, lawn and established planting.

AN ATTRACTIVE VICTORIAN STONE COTTAGE IN
POTTERSPURY VILLAGE, OFFERING EXTENDED
ACCOMMODATION WITH THREE RECEPTION ROOMS,
GENEROUS PARKING, A DOUBLE GARAGE WITH WORKSHOP,
AND AN ENCLOSED REAR GARDEN.



The Property

Dining Room

The front entrance door opens directly into the dining room, a well-proportioned reception space with a two-light, top-hung casement window to the front providing good natural light. The room connects naturally with the office and kitchen, creating an easy flow through the ground floor. There is ample space for a central dining table and chairs with additional room for freestanding furniture. An exposed rubble limestone feature wall with a recessed niche adds character. Floor finishes are carpeted, and the main electrical consumer unit is discreetly housed within a hinged oak cupboard.

Home Office

Positioned to the front left-hand side of the house, the home office is a characterful, period-style room with a further top-hung casement window providing good natural light. A feature fireplace forms the focal point, with an oak surround, stone hearth and a traditional-style gas stove. Bespoke oak shelving and cabinetry flank the chimney breast, offering useful storage. The room is finished with a cut-pile carpet which continues through from the dining room.

Kitchen

Centrally positioned and set adjacent to the dining room, the kitchen is well placed for day-to-day living and entertaining. It is fitted with a range of Shaker-style wall and base units with timber-effect roll-edge worktops, incorporating a one-and-a-half bowl ceramic sink with drainer and chrome mixer tap. Integrated appliances include a Bosch dishwasher, a low-level fridge and a separate freezer, with space remaining for a freestanding cooker and hob with extractor hood above. Exposed oak beams have been retained, and a traditional ledged-and-braced door with Suffolk latch opens to the stairwell. An oak part-glazed door links through to the sitting room. Natural light is provided by a Crittall-style window to the rear, supplemented by borrowed light from the adjoining reception space.

Sitting Room

Forming a substantial part of the rear extension, the sitting room is a generous and welcoming space with a vaulted ceiling and exposed oak hip and purlin timbers. The room is naturally bright, with dual-aspect casement windows, a Velux rooflight and glazed French doors opening directly onto the rear patio and garden. Engineered oak flooring runs underfoot, and the walls incorporate decorative lining paper. An oak door with Suffolk latch provides access to the rear lobby.



The Property

Rear Lobby

The rear lobby forms a practical link between the garden and the side parking area, with glazed doors providing access to both. The space is finished with ceramic floor tiles and neutral décor, and a timber flush door opens through to the utility room.

Utility Room

A practical utility space fitted with base units. Natural light is provided by a top-hung casement window, and a flush timber door gives internal access to the garage.

Ground Floor Bathroom

Accessed from the central stairwell via a traditional ledged-and-braced oak door with Suffolk latch, the ground floor bathroom is fitted with a panelled bath with pillar taps and an electric shower over, a pedestal wash hand basin with pillar taps, and a WC with low-level cistern. The walls are part tiled around the sanitary ware, the floor is finished in ceramic tiling, and heating is provided by a chrome ladder-style towel radiator.

First Floor Landing

The first-floor landing is carpeted in a cut-pile finish and receives natural light from a top-hung casement window to the rear. It features painted balustrading and handrail, with a quarter-winder staircase continuing to the second-floor accommodation. A mix of traditional slatted timber and panelled doors leads to the bedrooms and the first-floor shower room.

Shower Room

The shower room is fitted with a three-piece suite comprising a quadrant shower enclosure, close-coupled WC and a ceramic wash basin with chrome mixer tap set over a two-door vanity unit. Flooring is finished in terrazzo-effect sheet vinyl, and the walls are fully tiled in ceramic finishes.

Bedroom One

A double bedroom positioned to the front right-hand side of the house, Bedroom One is naturally lit by a front-facing top-hung casement window. The room is finished in neutral tones with decorative lining paper and a cut-pile carpet. There is built-in storage, comprising two double wardrobes with hanging rails and high-level shelving, arranged around a central dressing table with four drawers.



The Property

Bedroom Two

Bedroom Two is a further double room, positioned to the rear right-hand side of the house and lit by a two-light, top-hung casement window with an outlook to the side. The room is finished with a cut-pile carpet and neutral décor incorporating decorative lining paper. A stained ceiling beam runs through the space and built-in storage is provided by a two-door cupboard which also houses the boiler and hot water cylinder.

Bedroom Three

Bedroom Three is a third double bedroom, positioned to the front left-hand side of the house and lit by a two-light, top-hung casement window. The room is also finished with cut-pile carpeting and neutral décor with decorative lining paper. Built-in storage is provided by a two-door wardrobe with hanging rail and upper shelving.

Second Floor Loft Room

Accessed via the quarter-winder staircase from the first-floor landing, the loft room provides a versatile space suitable for use as a study, dressing room or occasional sitting area. The room has a vaulted ceiling with exposed purlins and corbelled brickwork, lending a sense of the building's historic structure. A double-glazed Velux rooflight provides natural light, and low-level pine hatches give access to useful eaves storage. The stairwell is enclosed with painted timber balustrading and handrails, and the floor is finished with cut-pile carpet. A traditional slatted timber door leads through to a further loft room.

Loft Room / Bedroom Four

A vaulted room with a double-glazed Velux rooflight providing good natural light and far-reaching views. An additional top-hung casement window overlooks the rear aspect. The floor is finished with cut-pile carpet.

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Grounds

Front Aspect

The property fronts directly onto the High Street and presents an attractive principal elevation of coursed stone with brick detailing beneath a slate roof. The entrance is via a solid hardwood front door with decorative glazed panel.

Mature Virginia creeper extends across the front and side elevations, providing seasonal greenery and autumn colour. A dropped kerb gives access to a generous herringbone block-paved driveway, providing ample off-street parking and leading to the attached double garage. A part-glazed door offers convenient access to the rear lobby.

Rear Aspect

The enclosed rear garden is accessed from the driveway via the rear lobby, as well as directly from the sitting room through glazed French doors, allowing the principal living space to open naturally onto the garden.

Immediately to the rear of the house is a paved terrace, providing a pleasant seating area and incorporating a raised reconstituted stone planter stocked with a variety of established shrubs. From here, the garden extends to a lawn bordered by mature planting.

Steps lead down to a further hardstanding area at the far end of the garden, where there is a useful timber potting shed with double doors and a single window. Additional external storage is provided by a timber unit positioned to the rear of the garage.

Garage & Workshop

The property benefits from a generous double garage providing substantial storage together with a separate workshop area.

The garage is accessed via two electrically operated roller shutter doors and has a recently installed single-ply membrane roof.

A separate workshop or hobby space is accessed internally via a flush timber door and is fitted with power and lighting. A top-hung casement window to the side provides natural light, making this a practical space for hobbies, craft or general DIY use.



Location

Potterspurty is an attractive and well-regarded village situated on the Northamptonshire–Buckinghamshire border, approximately 5 miles south of Towcester and 8 miles west of Milton Keynes.

Local amenities include a village shop and post office, public houses, a parish church, primary school and village hall, together with a number of active community groups. Everyday shopping and services are available in nearby Towcester and Stony Stratford, while Milton Keynes offers a wider range of retail, leisure and cultural facilities.

The village is well placed for commuters, with convenient access to the A5 and M1 (Junction 15A). Mainline rail services to London Euston are available from Milton Keynes Central, typically taking around 35 minutes.

The surrounding South Northamptonshire countryside provides a network of footpaths and bridleways, with further leisure opportunities nearby including golf courses, the historic market town of Towcester and the well-known motor racing circuit at Silverstone.

Property Information

Local Authority: West Northamptonshire Council **Tenure:** Freehold

Services: Water, Gas, Electricity, Drainage **Heating:** Gas Central Heating

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

Broadband: Ultrafast available with up to 1000Mbps Download

Important Notice

Whilst every care has been taken in the preparation of these Sales Particulars, accuracy cannot be guaranteed and they do not constitute an offer or contract (or part of one). David Cosby Chartered Surveyors have not surveyed the property or tested any services, appliances, equipment or fittings and accordingly cannot confirm that they are in working order. Purchasers should not assume that the property has the benefit of all necessary statutory consents or approvals, including planning permission and Building Regulations approval. Any measurements are approximate. Photographs are provided for general guidance and do not imply that any item shown is included in the sale. Any plans are for illustrative purposes only and are not to scale.

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High Street, Potterspury, NN12 7PQ

Approximate GIA (Gross Internal Area) Inc. Garage = 175 sqm (1884 sqft)

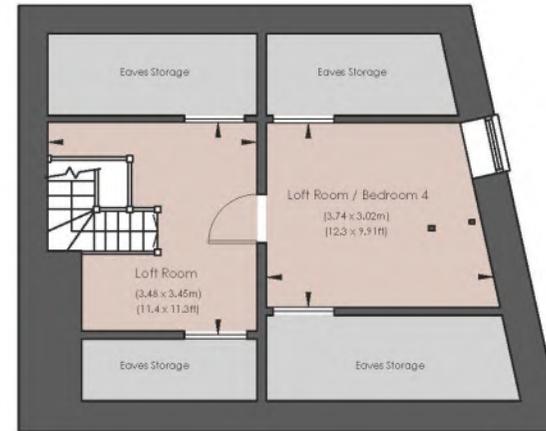


David Cosby Chartered Surveyors & Estate Agents

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.



GROUND FLOOR GIA = 109 sqm (1173 sqft)



FIRST FLOOR GIA (Exc. Eaves Storage) = 22 sqm (237 sqft)



SECOND FLOOR GIA = 44 sqm (474 sqft)





POTTERSPURY

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