



- ❖ 18th Century Detached Cottage
- ❖ With Quarter Of An Acre Plot
- ❖ Five Bedrooms & Three Receptions
- ❖ Bespoke Handmade Kitchen & Utility
- ❖ Master Bedroom With Dressing Room
- ❖ En Suite With Four Piece Suite
- ❖ Retains A Wealth Of Period Features
- ❖ Detached Garage & Ample Parking
- ❖ EPC Rating - E

**Home Close, 19 Bengal Lane, Greens Norton**  
**£694,950 Freehold**



## Home Close, 19 Bengal Lane, Greens Norton, Northamptonshire, NN12 8BE

Home Close is a detached Grade 2 listed stone built cottage believed to date back to 1715 and standing within grounds extending to approximately a quarter of an acre. The five bedroom accommodation is arranged over three floors and has been improved progressively over the years with the original cottage extension in the 1950s with a further addition in the 1980s leading to the accommodation available today. The property is beautifully presented throughout and features a handmade bespoke kitchen with a central island and separate utility room, a master bedroom suite with a dressing room and en suite bathroom, a living room with an inglenook fireplace, sitting room with a multifuel burner together with a separate dining room. Many characterful features have been retained including ceiling beams, window seats and braced and latched doors alongside modern additions including gas central heating, a downstairs cloakroom and a burglar alarm system.

The property is approached via a gravel driveway and twin five bar gates, the gardens are south facing and

extremely private with attractive landscaped borders and a vegetable garden. There is also a brick built detached garage, together with a workshop/store and a sizeable driveway for parking for several vehicles.



**GREENS NORTON** lies some 2 miles from the town of Towcester, 9 miles from Brackley, 9 miles from Northampton and 12 miles from Milton Keynes. Road communications from Towcester provide good access to M1 junction 15A and the M40 south of Brackley with the A5 providing easy access to Milton Keynes. Village facilities include a primary school, general store, Post Office, butcher's shop, public house and Parish Church. Sporting facilities in the area include golf at Farthingstone, horse racing at Towcester and motor racing at Silverstone. Beauty spots include Everdon Stubbs, Badby Woods and Silverstone Forest.

**ACCOMMODATION:** Living Room, Sitting Room, Dining Room, Hallway, Cloakroom, Kitchen/Breakfast Room, Utility Room, Landing, Master Bedroom, Dressing Room, En Suite Bathroom, Two Further Bedrooms, Family Bathroom, Second Floor Landing & Two Further Bedrooms, Detached Garage.

Canopy porch, half glazed entrance door leading to:



**LIVING ROOM: 16' x 14' 5" (4.88m x 4.39m)** A dual aspect room featuring an inglenook fireplace with a multi fuel stove standing on a quarry tile hearth and an oak beam above, windows to the front and rear aspects with window seats, double panel radiator, television point, two wall lights, beam to the ceiling, staircase rising to the first floor landing, doors to:

**SITTING ROOM: 14' 2" x 11' 9" (4.32m x 3.58m)** Once again with a dual aspect with windows to the front and side aspects with fitted shutters and a window seat, multi fuel stove standing on a flagstone hearth, double panel radiator, television point, two wall lights with dimmer light control.

**DINING ROOM: 14' 10" x 8' 4" (4.52m x 2.54m)** A bright and airy room with French doors leading out onto the patio, quarry tiled floor, single panel radiator, beams to the ceiling, fireplace with brick surround, downlighters to the ceiling, window to the rear aspect, half glazed door to:



**HALLWAY:** Quarry tiled flooring, half glazed door to the garden, pine doors leading off to:

**CLOAKROOM:** Fitted with a white suite comprising a low level WC, corner wash hand basin with mixer tap, ceramic tiled splashbacks, quarry tiled flooring, built in cloaks cupboard, single panel radiator.

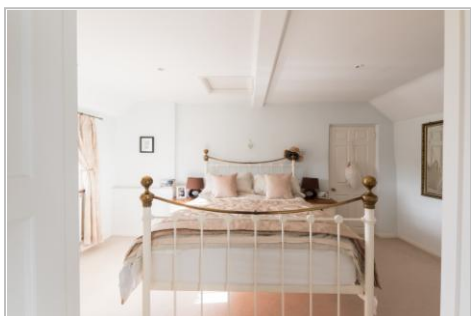


**KITCHEN/BREAKFAST ROOM: 13' 3" x 10' 9" (4.04m x 3.28m)**

Fitted with a bespoke range of hand made solid pine cabinets by Grand Union Kitchens comprising base and eye level cupboards with adjacent working surfaces and a free standing oak topped central island unit with storage beneath and seating for two stools, pelmet lighting, plate racking, stainless steel one and a half bowl sink unit with mixer tap, space and plumbing for a dishwasher, fridge and microwave, five ring stainless steel range cooker with gas hob and electric ovens and extractor canopy above, beams to the ceiling, downlighters, quarry tile floor, single panel radiator, ceramic tiled splashbacks, windows to the side and front aspects, door to:

**UTILITY ROOM: 5' 9" x 5' 1" (1.75m x 1.55m)** Fitted with base and eye level cupboards with a working surface with an inset stainless steel sink unit with mixer tap, plumbing for a washing machine and space for a tumble drier, ceramic tiled splashbacks, wall mounted Worcester condensing gas central heating boiler serving radiators and domestic hot water, frosted window to the rear aspect.





**FIRST FLOOR LANDING:** Window to the rear aspect, smoke alarm, single panel radiator, doors leading off and three steps up to:

**BEDROOM ONE:** 15' 9" x 9' 1" (4.8m x 2.77m) With a window to the front aspect, beam to the ceiling, single panel radiator, access to the loft space, downlighters to the ceiling, dimmer light controls, step up and double doors opening to:

**DRESSING ROOM:** 10' 8" x 8' 1" (3.25m x 2.46m) With fitted wardrobes and dressing table, velux window to the front aspect, single panel radiator, door to:

**EN SUITE BATHROOM:** 12' 5" x 7' 8" (3.78m x 2.34m) Fitted with a four piece white suite comprising a fully tiled glazed shower cubicle with mains fed shower, panel bath with mixer tap, pedestal wash hand basin, low level WC, heated towel rail, ceramic tiled floor with electric under floor heating, down lighters to the ceiling, extractor fan, fitted linen cupboard and further built in storage, frosted window to the side aspect.



**BEDROOM TWO: 10' 6" x 10' 4" (3.2m x 3.15m)** Exposed beam to the ceiling, airing cupboard housing hot water cylinder with storage shelving, single panel radiator, window to the front aspect.

**BEDROOM THREE: 11' 1" x 8' (3.38m x 2.44m)** Exposed beam to the ceiling, door to the staircase rising to the second floor, single panel radiator, window to the front aspect.

**BATHROOM: 8' x 5' 6" (2.44m x 1.68m)** Fitted with a white suite comprising panel bath, pedestal wash hand basin, low level WC, mains fed shower above the bath with curtain and rail, heated towel rail, half height ceramic wall tiling and full tiling around the bath, frosted window to the front aspect, shaver point.

**SECOND FLOOR LANDING:** Velux window, limewashed tongue and groove panelling, braced and latched doors to:

**BEDROOM FOUR:** 13' 8" x 12' 1" max (4.19m x 3.68m max)  
Storage heater, velux window.

**BEDROOM FIVE:** 13' 9" x 11' 1" max (4.19m x 3.38m max)  
Storage heater, window to the side aspect.



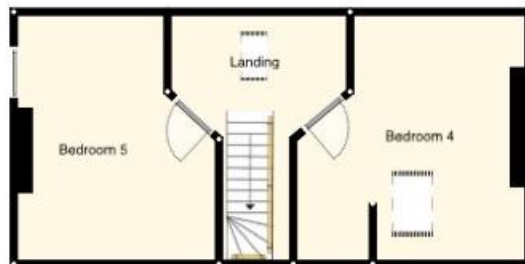




**OUTSIDE AND GARDENS:** The property stands in a slightly elevated position off Bengal Lane with an approach via a gravel driveway and double timber five bar gates. The driveway opens out into a gravel parking area and turning bay which gives access to the garage. The garden itself benefits from a southerly aspect and is laid mainly to lawn with well stocked landscaped borders in addition to a productive vegetable garden. There are fruit trees including plum, damson and apple and there is a timber summerhouse which is positioned to catch the evening sun. The garden affords a high degree of privacy and is enclosed by timber fencing and mature hedging.

**GARAGE: 17' 2" x 10' 6" (5.23m x 3.2m)** A detached stone fronted garage with a pitched slate roof, timber up and over door, personal door and window to the side, power and light, alarm, door to store measuring 10' 6" x 5' 10" (3.2m x 1.78m).





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