Cedar Cottage, Grafton Regis, Northamptonshire NN12 7SR

Guide Price: £375,000 Freehold

Individually constructed in the 1980’s, this detached property occupies a prominent position with lovely views in the historic village of Grafton Regis. Offering off-road parking for several cars and a garden studio this three bedroom property offers good sized family accommodation.

Features
- Detached House
- Two Reception Rooms
- Three Bedrooms
- Family Bathroom
- Secluded Garden
- Off Road Parking for Several Cars
- Garden Studio
- Energy Rating - D
Location
The village of Grafton Regis lies midway between the towns of Milton Keynes to the south, and Northampton to the north on the A508 and close to the Grand Union Canal. This historic village has a thriving pub. A primary school (Ofsted report ‘Good’) can be found in nearby Stoke Bruerne, with secondary education in nearby Roade or Deanshanger. The A508 offers easy access to Milton Keynes and train station with approximately 30 minutes travelling time to London Euston. Sporting activities in the area include golf at Whittlebury Hall & Woburn, sailing at Caldecote Lake, watersports at Willen Lake, indoor skiing and snowboarding at the Snozone, Milton Keynes, horse racing at Towcester and of course motor racing at the world famous Silverstone race circuit!

Ground Floor
Large entrance hall, sitting room with feature wood burning stove, kitchen with fitted oven and hob, dining room and cloakroom with plumbing for washing machine, door to garden.

First Floor
Three bedrooms and family bathroom featuring three piece white suite and shower cubicle.

Outside
The property is approached via a gravelled driveway offering parking for several cars. It is fenced with a double gate and has mature shrubs in the border. A gate leads to the rear garden.

The secluded rear garden is mainly laid to lawn with raised beds and mature trees. A patio area leads on to the garden studio which has power fitted.
Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate and for display purposes only.

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Fixtures and Fittings
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services
The following services are connected to this property: Mains electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity and drainage services.

Local Authority
South Northamptonshire Council Tel: 01327 322322

Energy Rating - D