



Three Chimneys, 15 Blisworth Road, Gayton,
Northamptonshire NN7 3HL

HOWKINS &
HARRISON

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Gayton, Northamptonshire
NN7 3HL

Guide Price: £675,000

Set in a beautiful position with far reaching views on all sides and being on the outskirts of the village of Gayton, Three Chimneys is a substantial detached period home built circa 1803. Originally two cottages and converted to one in the late 1800's, the property was once a pub and still retains its cellar. Three Chimneys has been tastefully modernised and retains all of its character and features.

Features

- Detached cottage
- Three reception rooms
- Three double bedrooms
- Fourth bedroom/Study
- Original features
- Mature gardens
- Far reaching views
- Approximately 0.36 of an acre
- Energy rating - E



Location

The pretty village of Gayton is situated about five miles south west of Northampton town centre, about two miles from the A43, Oxford Road (leading to the M40) which can be joined through the village of Blisworth. Amenities in the village include a primary school (Outstanding Ofsted report), parish church, village hall, playing fields, and a public house. The Grand Union Canal passes close by. Road communications are excellent with Junction 15A of the M1 motorway being approximately three miles distance, beyond which is the Sixfields Leisure Centre area where there is a multi-plex cinema, supermarket and restaurants. Junctions 15 & 16 of the M1 are within a ten minute drive of Gayton. Train stations can be found at Northampton (travelling time to London Euston approximately 1 hour) and Milton Keynes (travelling time to London Euston approximately 35 minutes).



Ground Floor

Entrance hall, cloakroom, kitchen with quarry tiled floor and featuring handmade solid oak units, granite work surfaces and integrated oven, hob and microwave, the dining room (with door to cellar) and the sitting room both have inglenook fireplaces, family room with open fireplace, and bedroom/study with oak beams throughout.

First Floor

Master bedroom with en-suite dressing room, two further double bedrooms and family bathroom. Both the master bedroom and bedroom three have original window seats, and there are oak beams throughout. An original oak gun cabinet built into the wall of the stairwell is now used as a display cabinet.







Outside

The property stands in a prominent position with far reaching views on the edge of the village. It is approached via a gravel drive giving access to the double garage and parking area and offers ample parking. A gravel footpath leads to the house.

Gardens wrap around the property on three sides and the south facing front garden is mostly laid to lawn with established borders and mature trees and shrubs. A stone built BBQ sits to the side of the gravelled patio area and the garden is sheltered by a stone wall and mature hedging.



Three Chimneys sits in a prominent position with far reaching views on all sides.





Viewing

Strictly by prior appointment via the selling agents.
Contact 01327 353575.

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.

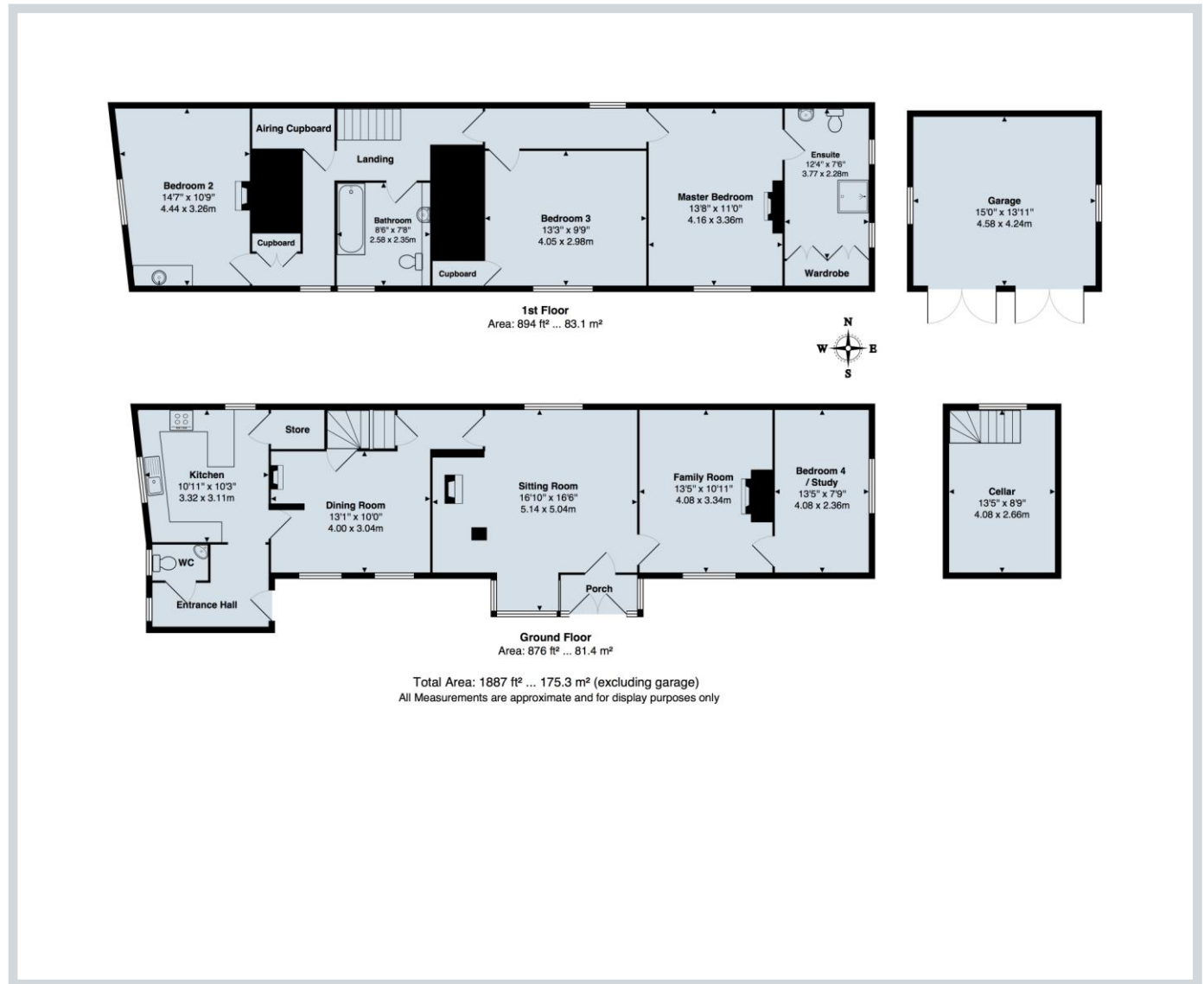
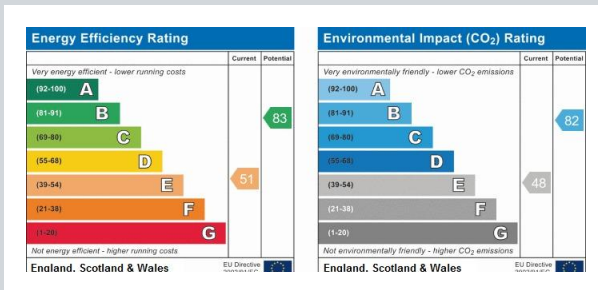
Services

The following services are connected to this property: Mains gas, electricity, water and drainage. There is a septic tank at this property. 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

Council Tax Band - F



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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. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.