Longcroft Cottage, 1 Longcroft Lane, Paulerspury, NN12 7NL

Guide Price: £465,000

Deceptively spacious and full of character and charm, Longcroft Cottage offers traditional living set in the sought after village of Paulerspury. This stone built cottage with the later addition of a garden room overlooking a cottage garden offers three bedrooms and bathroom upstairs with a further bedroom/study downstairs.

Features
• Sought after village location
• Traditional cottage
• Three/four bedrooms
• Family bathroom
• Ground floor shower room
• Sitting room
• Garden room
• Kitchen/breakfast room
• South-west facing garden
• Garage
• Energy rating D
Location
The picturesque village of Paulerspury lies approximately 3 miles south of the market town of Towcester and 10 miles north of Milton Keynes along the A5 road. The village has a primary school with pre-school, recreation ground with play equipment, doctors’ surgery, two churches, village hall and public house. A petrol station with Budgens mini-supermarket is situated at the junction of Grays Lane on the A5.

There is good access to the M1 motorway at junction 15a, the M40 and train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 minutes and 55 minutes respectively.

Sporting activities in the area include golf at Whittlebury Hall & Woburn, sailing at Caldecotte Lake, watersports at Willen Lake, indoor skiing and snowboarding at the Snozone, Milton Keynes, and of course motor racing at the world famous Silverstone race circuit!

Ground Floor
Entrance lobby, sitting room with double aspect, garden room with French windows onto the garden, kitchen/breakfast room with inglenook fireplace and spiral staircase, bedroom 4/study, shower room.

First Floor
Three bedrooms and a family bathroom.
Outside
The property is set in a quiet side road off the High Street and is approached through a gate to a stone footpath. To the side, a path leads to the garage side door and the rear garden. There is a single garage with additional storage space to the side of the property.

The French doors from the garden room open out onto the south-west facing walled garden beyond, which is laid to lawn with a patio, mature shrubs and borders.

Beautifully presented three/four bedroom cottage full of character and charm
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.

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: gas, 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, gas and drainage services.

Local Authority
South Northamptonshire Council. 01327 322322

Council Tax Band - F