

**FOR  
SALE**



**25 Monks House, Church Lane, Brafield on the Green, Northampton NN7 1BA**

**£625,000 - Freehold**



**EDWARD KNIGHT**  
ESTATE AGENTS

8, George Row, NN1 1DF 01604 632433 [northampton@edwardknight.co.uk](mailto:northampton@edwardknight.co.uk)





## PROPERTY DESCRIPTION

Edward Knight Estate Agents are delighted to present this charming, generously sized Grade II Listed stone cottage situated in the popular village of Brafield on the Green. Monks Cottage offers nearly 2,000 square feet of internal accommodation, rich in period features such as inglenook fireplaces, stone detailing, and leaded windows. Occupying a plot just shy of 1/5 of an acre, the garden wraps around the property and is accessed through a five-bar gate with stone walls bordering the boundaries. The internal layout briefly includes an entrance hall, living room, dining room, kitchen/breakfast room, study, and shower room. On the first floor, you'll find three well-proportioned bedrooms and a family bathroom. Externally, there is a paved driveway leading to two detached stone barns; one serves as a double carport while the other houses the oil tank. The landscaped gardens provide privacy and showcase the many period features characteristic of a traditional village cottage. The property is vacant and sold with no chain.

## POINTS OF INTEREST

- *Grade II Listed Building*
- *Detached*
- *Stone Cottage*
- *Gated Driveway*
- *Three Reception Rooms*
- *Wrap Around Plot*
- *No Upward Chain*





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

Entry via a hardwood door. Radiator. Stairs leading to the first floor. Doors into:

#### Dining Room

18' 4" x 15' 8" (5.59m x 4.78m) Window to the front aspect. Two radiator. Inglenook stone fire place.

#### Kitchen/Breakfast Room

18' 4" x 10' 6" (5.59m x 3.20m) Fitted shaker kitchen suite comprising of a range of base and eye level units with contrasting work surface mounted over. Sink unit with mixer tap over. Freestanding oven. Space for freestanding fridge/freezer. Radiator. Tiled floor. Window to the side aspect. Hardwood door to the front aspect.

#### Inner Hallway

Window to the rear aspect. Storage cupboard. Radiator. Doors leading into the dining room, lounge and wet room.

#### Living Room

23' 1" x 18' 4" (7.04m x 5.59m) Feature window to the rear aspect. Double doors to the side aspect. Two windows to the front aspect. Four radiators.

#### Office

15' 7" x 9' 5" (4.75m x 2.87m) Window to the side aspect. Radiator.

#### Wet Room

Low flush WC. Pedestal wash hand basin. Walk in shower area. Radiator. Window to the rear aspect.

### First Floor

#### Landing

Radiator. Loft access. Doors into:

#### Bedroom One

18' 4" x 13' 4" (5.59m x 4.06m) Windows to the front and side aspect. Two radiators. Wash hand basin.

#### Bedroom Two

15' 8" x 10' 8" (4.78m x 3.25m) Window to front aspect. Radiator.

#### Bedroom Three

10' 8" x 9' 0" (3.25m x 2.74m) Window to the front aspect. Radiator. Storage cupboard.

#### Bathroom

Three piece suite comprising: Low flush Wc, Pedestal wash hand basin. Panelled bath with shower over. Radiator. Window to the rear aspect.

### Externally

#### Car Port

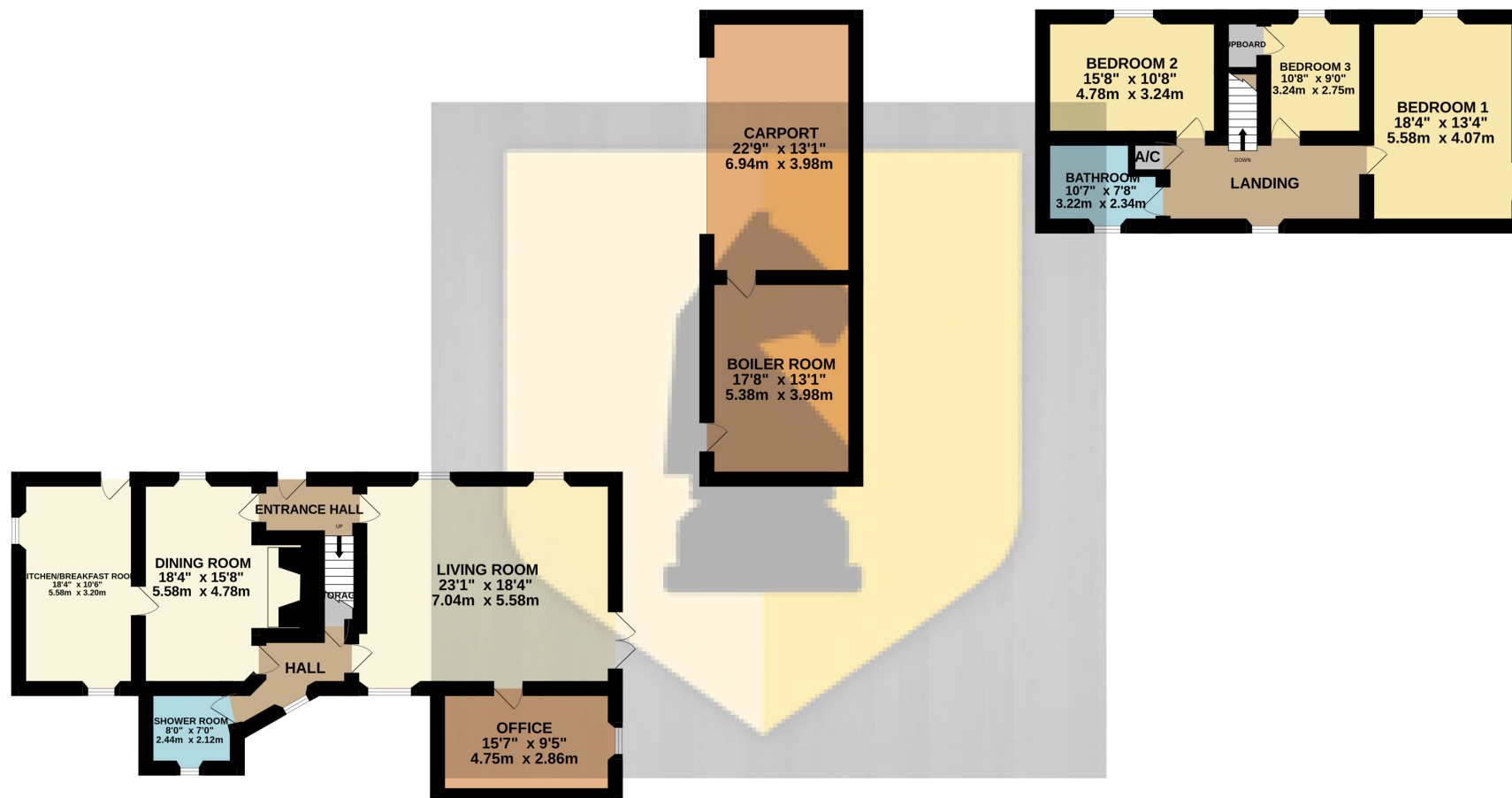
23' 0" x 12' 0" (6.99m x 3.66m)





GROUND FLOOR  
 1669 sq.ft. (155.0 sq.m.) approx.

1ST FLOOR  
 765 sq.ft. (71.1 sq.m.) approx.



TOTAL FLOOR AREA : 2434 sq.ft. (226.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024

