

Make the right move!



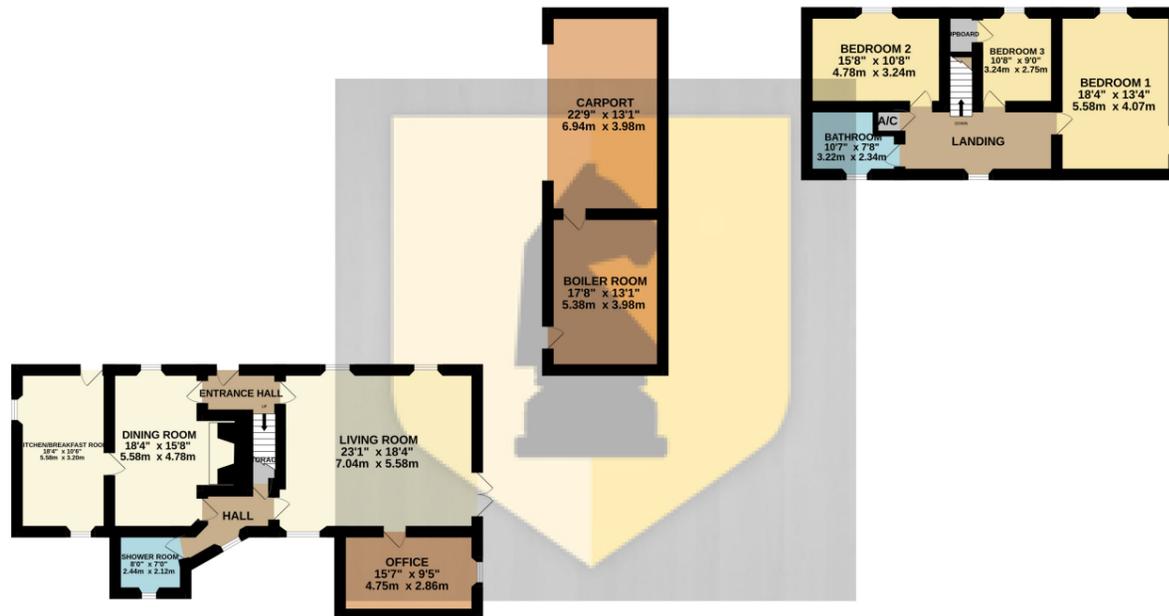
25 Monks House, Church Lane, Brafield on the Green, Northampton. NN7 1BA.

£625,000 Freehold

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, sold with no chain, and will be subject to a minimum marketing period of 28 days. To schedule an appointment on one of several open days, please call our Northampton office.

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.
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PROPERTY MISDESCRIPTIONS ACT 1991

The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The Agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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

22' 9" x 13' 0" (6.93m x 3.96m)

Boiler Room

17' 8" x 13' 0" (5.38m x 3.96m) Oil Tank

Front Garden

A block-paved driveway suitable for multiple cars, with mature trees standing beyond a low stone wall. A five-bar timber gate secures the entrance to the driveway.

Garden

Encircling the sides and back of the property is a stunning private lawn garden with two different patio areas, home to a variety of trees and mature shrubs.

