



ESTATE AGENTS



8 Butchers Lane, Boughton, Northampton, NN2 8SH

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A beautifully presented Grade II listed thatched cottage situated within the popular village of Boughton. The property has been fully refurbished by the current owner to an extremely high standard and yet still retains many original characteristics one would expect from a 17th century property. The sitting room has a stone inglenook fireplace with oak mantle and wood burner. The dining area has a bespoke banquet seating which overlooks the garden, the bespoke kitchen has been refitted by Messrs' Fraser James and the bathroom has been re-fitted including a freestanding claw foot bath. There are also window seating and flagstone floor. The accommodation is set over two floors and comprises; entrance to sitting room, inner hall, dining area, kitchen and bathroom on the ground floor. On the first floor is an 'L' shaped landing and two double bedrooms. The gardens are on two levels with a decked terrace that leads to a summer house and a stone built storage shed. Then steps up to a lawned enclosed garden. The side access leads to the front garden which has a gravelled hard standing side garden which has a second summer house.

Price £350,000 Freehold

ACCOMMODATION

GROUND FLOOR

ENTRANCE

Enter via front door with a thatched porch way to sitting room.

SITTING ROOM

14'7 x 12'4
Window to front aspect with window shutters and window seat. Feature stone inglenook fireplace with oak beam and wood burner. Flagstone floor. Radiator. Oak latch door to kitchen and step up to inner hall.



INNER HALL

Oak latch door to cupboard housing gas boiler and plumbing for washing machine. Flagstone floor. walk through to dining area and oak latch door to bathroom.

DINING ROOM

10'2 x 7'11
Corner window to rear and side aspect. Banquet corner seating. Flagstone floor. Radiator. Stable door to rear garden.



KITCHEN

15'5 x 9'5
A re-fitted bespoke designed kitchen by Messrs' Fraser James with a range of matching base and eye level units comprising; butler sink with mixer tap and cupboard under. Electric range cooker with induction hob, hot grill and extractor fan above. Integrated fridge/freezer and dishwasher. Quartz work surfaces and matching stand up splash backs. Window to front aspect with window shutters. Door to staircase to first floor with door to cupboard under. Radiator. Flagstone floor. Step up to inner hall.



BATHROOM

A re-fitted three piece white suite comprising; claw foot freestanding bath with rainwater shower head over. Wash hand basin set in vanity unit and low flush wc. Wood panelling to dado height. Heated towel rail. Flagstone floor. Frosted window to rear aspect. Sunken spotlights.



FIRST FLOOR

LANDING

Radiator. Oak latch doors to;

BEDROOM ONE

15'1 x 11'7
Dual aspect room with window to front aspect that has window shutters and a window seat and a leaded light window to rear aspect. Radiator.



BEDROOM TWO

9'9 x 9'5
Window to front aspect with window shutters and window seat. Radiator.



OUTSIDE



REAR GARDEN

A tiered private railway sleeper patio area terrace with summer house that has power connected and stone storage shed. Steps lead to a lawn with paved patio area and enclosed by stone walls.



FRONT GARDEN

Gravelled garden with stone wall surround and large summer house.

SERVICES

Main drainage, gas, water and electricity are connected. (These have not been tested).

COUNCIL TAX

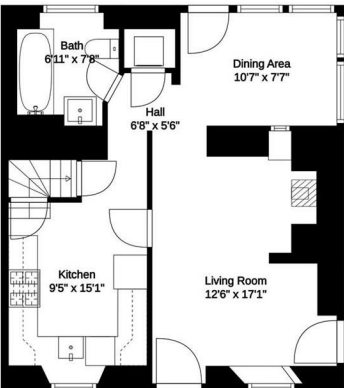
LOCAL AMENITIES

Within the village, there is the Parish Church and the Whyte Melville Public House, Village Hall and pocket park. There is a County Primary School, with secondary education at the Moulton School for which there is a school bus service. There is a country park and sailing club at Pitsford Reservoir and the Northampton County Golf Course is at Church Brampton. There are shops at Whitehills and a Waitrose Supermarket in Kingsthorpe.

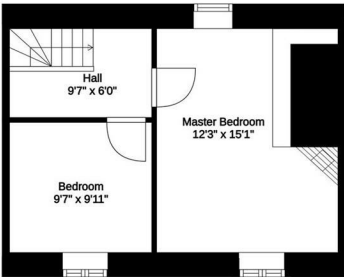
HOW TO GET THERE

From Northampton town centre proceed in a northerly direction along the A508 passing through Kingsthorpe and out of the town towards Market Harborough. At the first roundabout junction turn right, signposted to Boughton, and proceed into the village along Vyse Road. At the bottom of the road, cross over the sharp right hand bend into Butchers Lane.

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Floor 1



Floor 2