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ESTATE AGENTS



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33 Church Street, Rothersthorpe, NN7 3JD

# 33 Church Street, Rothersthorpe, NN7 3JD

This very attractive detached period stone house offers substantial five bedroomed accommodation over three floors and stands in the heart of this very popular rural village to the south west of Northampton. The interior has been refurbished by the present owner and retains a wealth of character features including a stone inglenook fireplace and exposed beams with three reception rooms and re-fitted kitchen/breakfast room with access to the garden. Externally there is an attached garage with additional driveway parking and there are gardens to the front and rear, the rear garden with landscaped terrace and lawn and offering a very high degree of privacy.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

15'03 x 3'07  
Approached through a solid wood front door, there is a wonderful tiled floor with stairs rising to the first floor and oak doors leading to:-

#### LOUNGE

17'05 x 13'07  
Showcasing a fabulous inglenook stone fireplace with cast iron log-burner installed, there are windows to the front elevation and patio doors leading to the rear garden. TV and telephone points connected and a part mosaic parquet floor.



#### STUDY/SNUG

15'03 x 8'07  
With beamed ceiling there are windows to the front elevation and a window seat to the front, wall light points and a ledge door leads:-



#### CLOAKROOM

5'08 x 5'03  
Suite comprising WC, hand wash basin and a window to the rear elevation.

#### DINING ROOM

15'01 x 13'00  
Also with exposed ceiling beams over a quarry tiled floor, this room has an open hearth fireplace with cast iron log burner, window to front elevation and panel glazed door to:-



#### KITCHEN/BREAKFAST ROOM

14'01 x 11'04  
Fitted with shaker style floor and wall cabinets with quartz work surfaces incorporating Belfast ceramic sink with mixer tap and breakfast bar with integrated wine chiller. Appliances including the twin oven range cooker, automatic dishwasher and housing for an American-style fridge/freezer. A ledge door opens to the rear terrace and garden.



#### BEDROOM THREE

13'02 x 9'06  
With built-in storage cupboards and window to front elevation.



#### BREAKFAST AREA

FIRST FLOOR



### FIRST FLOOR

#### LANDING

18'00 x 6'00  
The stairs rise to a split-level landing, the main part of which contains the stairs rising to the second floor.

#### BEDROOM ONE

15'00 x 13'00  
With twin built-in wardrobes and wall mounted TV point there is a window to front elevation with views of the Parish Church and a door to:-



#### WALK IN WARDROBE

6'00 x 3'06

#### BEDROOM TWO/OFFICE

13'00 x 9'01  
Currently used as a home office, this room has a shelved alcove recess and window to the rear elevation.



#### BEDROOM THREE

13'02 x 9'06  
With built-in storage cupboards and window to front elevation.



## Price £699,950 Freehold



#### BATHROOM

12'05 x 6'10  
With a white suite of panel bath with shower over, pedestal wash basin and WC. Housing the boiler cupboard and has ceramic tiles from floor to ceiling and a heated towel rail.



#### LAUNDRY ROOM

6'00 x 4'09  
With plumbing for a washing machine and tumble dryer.

### SECOND FLOOR

#### LANDING/STUDIO

18'01 x 12'09  
With vaulted ceiling there is a dormer window to the front elevation, a hatch to eaves storage and ledge doors lead to:-



#### BEDROOM FOUR

12'010 x 8'05  
Also with vaulted ceiling, statement chimney breast and window to front elevation.



#### BEDROOM FIVE

12'08 x 12'02  
With a range of built-in storage cupboards and shelving and a window to front elevation.

#### SHOWER ROOM

6'00 x 5'07  
With ceramic tiled walls and white suite of quadrant shower cubicle, pedestal wash basin and WC.

### OUTSIDE

The house stands back from Church Street behind a lawned front garden with stone boundary wall surmounted by an established hedge and a private block paved driveway leads to the attached garage.

#### GARAGE

18'04 x 14'08  
Approached through an up-and-over door and light and power connected there is a personal door to the rear garden.

### REAR GARDEN

Approached by a split-level paved and gravel terrace a short flight of steps leads to an area of lawn bounded by post-bordered fencing and stone walls together with established mature shrubs and leads to a large timber garden store which stands at the far end. The garden offers a particularly high degree of privacy.



#### SHED

11'08 x 9'10

### HOW TO GET THERE

From Northampton proceed along the Towcester Road to the junction with Mere Way and at the roundabout take the fourth exit onto the A5076 ring road signposted towards M1 Junction 15A. Proceed straight over the next roundabout to the traffic light junction with the A5123 south of Sixfields. Continue straight on signposted towards Swan Valley along Upton Valley Way and turn left at the next traffic light Junction signposted to Rothersthorpe. Continue over the two humped backed bridges and into open countryside. On entering the village turn left into North Street and follow the road taking the third turning on the right into Church Street. Follow Church Street passing the day nursery and school and the property is located on the right hand side opposite the parish church.

### SERVICES

Main drainage, water and electricity are connected. Central heating is through radiators from an LPG gas fired boiler.

### LOCAL AMINITIES

### PLANNING

The property is Listed Grade II as a Building of Architectural or Historic Interest.

