



GREENER **Country** HOUSES & COTTAGES



28 North Street, Rothersthorpe, Northampton, NN7 3JB

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A period, detached former public house known as The Chequers that over recent years been converted conscientiously into a charming, spacious family home set over three floors with circa 3000 sq ft of living accommodation and potential for more with a garden annexe/ workshop having a floor area of over 700 sq ft ripe for conversion (subject to necessary planning consents being sought). On the ground floor are three reception rooms, a 27 ft breakfast kitchen, boot room and shower room. The first floor has a study/ bedroom 7 with a kitchenette, three further bedrooms and a bathroom. The second floor offers three bedrooms and a bathroom. Period features include bay and dormer windows, high ceilings, skirting boards and decorative coving, oak staircases and doors. Gated access opens to off street parking for several vehicles.

Price £895,000 Freehold

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Luxury laminate flooring, two radiators, oak door to understairs storage and oak staircase rising to the first floor.

LOUNGE

16'3 x 15'6

Coving to ceiling, luxury laminate floor, bay window to the front elevation, window to side elevation, double sided fireplace with wood burner set on a tiled hearth with brick surround and oak mantle.

DINING ROOM WITH SNUG

27'11 x 14'1

With coving to ceiling, radiator, windows to the side and front elevations, open through fireplace with tiled hearth, brick surround and oak mantle.



FAMILY ROOM

13'2 x 12'3

Window to the side elevation, coving to ceiling, multi fuel burner with tiled hearth, brick surround and oak mantle, radiator and door to boot room.

KITCHEN/BREAKFAST ROOM

27'1 x 10'8

A bespoke kitchen with floor and wall mounted units, Quartz work surface incorporating a double Belfast style sink unit with stainless steel mixer tap over, integrated fridge/freezer and dishwasher and space for Range cooker, tiled flooring, radiator and windows to the rear and side elevations. Further space for washing machine and tumble dryer. A stable style door leads to the rear. A further door leads to:-



BOOT ROOM

Luxury vinyl floor, timber door to the garden and windows to the side and rear elevations. A sliding timber door leads to:-

WETROOM

Suite comprising shower, low flush WC, wash hand basin with storage under, chrome towel radiator and obscure glazed windows to the side elevation.

FIRST FLOOR

LANDING

Multi level landing with stairs rising to the second floor and doors leading to:-



BATHROOM

Suite comprising a three piece suite with free standing bath, low flush WC, pedestal wash hand basin, radiator and a window to the side elevation.



STUDY/BEDROOM SEVEN

19'3 x 11'4

With corner kitchenette incorporating floor and wall mounted timber units, work top, sink and drainer unit with mixer tap over, space for fridge and space for cooker with cooker hood over, radiator, coving to ceiling, original feature fire place with timber mantle and a window to the rear elevation.



BEDROOM ONE

16'1 x 16'1

Coving to ceiling, window to the front elevation, original feature fireplace with timber mantle and a radiator.



BEDROOM TWO

16'2 x 14'8

With window to the front elevation, coving to ceiling, original feature fireplace with timber mantle with store cupboard off and radiator.



BEDROOM THREE

13'7 x 12'3

Window to the side elevation, radiator, original feature fireplace with timber mantle and coving to ceiling.

SECOND FLOOR

LANDING

With radiator and doors leading to:-

BEDROOM FOUR

11'5 x 10'9

Window to the rear elevation and radiator.

BEDROOM FIVE

16'0 x 13'2

Window to the side elevation and radiator.

BEDROOM SIX

14'8 x 9'10

Window to the side elevation and radiator.

BATHROOM

Suite comprising panelled bath with shower unit over, low flush WC, pedestal wash hand basin, radiator and vinyl floor.

OUTSIDE

Outside the garden is mainly laid to tarmac with a barbeque area surrounded by timber fencing and an annex/barn.

ANNEX/BARN

Currently used as a storage area and garage. This area is divided into four separate spaces with three store rooms and a first floor storage area. The area measures to approximately 725 square feet.

SERVICES

Mains drainage, oil, water and electricity are connected.

COUNCIL TAX

West Northamptonshire Council - Band G

LOCAL AMENITIES

Within the village, there is the Parish Church of St. Peter and St. Paul. There is a Village Hall and WI. There is a Day Nursery and Primary education at the Rothersthorpe C.E. Primary School with Secondary education at Bugbrooke Campion School.

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 where the property is situated on the left hand side.

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