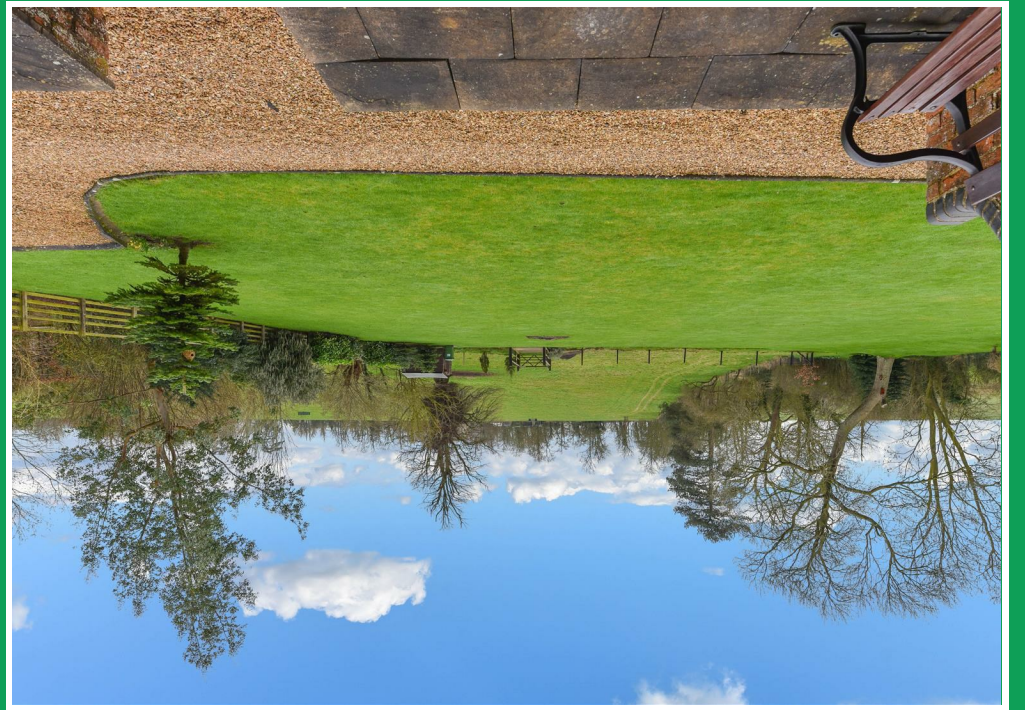


GREENER **Country** HOUSES & COTTAGES

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2 Temple Cottages, Ravenstone Lane, Horton, Northampton, NN7 2BH

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This is a fabulous opportunity to purchase a wonderful two/three-bedroom semi-detached cottage situated on the outskirts of Horton Village with attractive views over open fields. The property has been in the family for a considerable time and comes to the market as a unique opportunity. This idyllic location offers a high degree of privacy shared with the adjoining property with a wonderful south-facing garden. The accommodation extends to approximately 1,300 square feet comprising an entrance hall, kitchen /breakfast room, dining room, lounge, study/bedroom three, bedroom two, shower room and utility room. On the first floor is a master bedroom and bathroom. There is off-road parking for several vehicles with access to a timber-framed triple garage and storage with a small courtyard rear garden. The garden to the front measures approximately 0.26 of an acre and has a shared driveway leading from Ravenstone Lane.

Price £495,000 Freehold

ACCOMMODATION

HALLWAY

18'11 x 3'11

Entered via the rear of the property, through a part glazed door there is access to various storage cupboards. An attractive Velux window to the ceiling and further doors leading through to:



KITCHEN/BREAKFAST ROOM

15'07 x 11'11

Fitted with a range of floor and wall-mounted shaker-style cabinets with composite worktops and tiled splashbacks. There is enough space for a breakfast table and a small seating area. An integrated electric induction hob with space for a free-standing fridge/freezer and double oven, plumbing for a dishwasher and a stainless steel sink and drainer. TV point connected and a delightful view through the french doors leading onto a patio overlooking the garden



BREAKFAST AREA



DINING ROOM

12'11 x 11'01

French doors lead to a patio at the side, the room benefits from character features including an open cast iron fire with tiled hearth, oak effect flooring and a door to:-



LOUNGE

18'03 x 11'11

There are a range of floor to ceiling windows with double doors leading to the side elevation, carpet fitted and TV points connected. An adjoining open fire with oak surround.



STUDY/BEDROOM THREE

10'04 x 9'08

Currently used as a work-from-home office, there is carpet fitted with a window to the side elevation and character features including exposed beams and a TV point connected.



BEDROOM TWO

10'08 x 9

Window to the rear elevation and wood effect flooring, there is a number of built-in storage cupboards with space for a double bed. This room is accessed via the hall and has further doors leading to:



SHOWER ROOM

4'09 x 5'09

Suite comprising of shower cubicle, WC and hand wash basin, a door leads to:

UTILITY AREA

4'07 x 3'04

Various storage cupboards with plumbing for a washing machine.

FIRST FLOOR

LANDING

Window to the front elevation and stairs leading to:

BEDROOM ONE

15'09 x 12

Space for a double bed with an attractive window to the front elevation, carpet fitted and there is access to a large double-depth wardrobe. TV Point.



BATHROOM

10'04 x 6'11

With three steps down from the landing there is a suite comprising of a separate bath and shower cubicle, WC and pedestal hand wash basin with a window to the side elevation and carpet fitted.



OUTSIDE

TRIPLE GARAGE

30 x 17'02

A timber framed triple garage with various double doors to the front elevation, with a concrete base. There is lighting and various electrical sockets fitted, useful for a workshop.



STORAGE AREA

16'11 x 8'01

Connected to the triple garage and built from the same structure there is a storage area that has double doors leading to the front and can be utilised as more garaging if needed. There is power and lighting connected.

REAR GARDEN

An area laid to lawn with pedestrian pathway leading to the hall and to the side, where there is off-road parking along the gravel driveway for multiple vehicles. The driveway which is shared with the adjoining property next door is laid to gravel. There is a vehicle of right of way from the adjoining land.

GARDEN

Mainly laid to lawn and benefitting from a sunny aspect. At the bottom of the garden, the boundary is fenced and split with a natural spring. The garden will be divided between the neighbouring property as shown in the black and white photo.



SERVICES

Mains, water and electricity are connected. Drainage is connected to a septic tank shared with No1 Temple Cottages.



HOW TO GET THERE

From Northampton town centre proceed in a southerly direction along the B526 Newport Pagnell Road leaving the town through Wootton and Hardingstone. Continue on passing the turning to Preston Deanery and through the village of Hackleton. On leaving Hackleton continue along the B526 and upon entering Horton take the first turning on the left onto Brafield Road and right onto Denton Road, continue to the end turning right onto Ravenstone Lane and proceed roughly 400 yards down the lane where the property can be found on the right-hand side.

LOCAL AMENITIES

Within the village there is a local cricket pitch and pavilion. The French Partridge restaurant is situated within walking distance and at the nearby village of Hackleton there is a Public House, Church, Newsagents and General Stores with Post Office. Schools in the area include the Hackleton Primary School, with Secondary Education at Elizabeth Woodville School. Access to the M1 motorway north is via the B526 and A508 to Junction 15.



For illustration purposes only - not to scale