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Main Street, Watford, Northamptonshire, NN6 7UY

£410,000 Cottage

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over the past year

feefo

Department: Sales

Tenure: Freehold



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Property Summary

Nestled in the semi rural village of Watford near Long Buckby, this beautifully refurbished three-bedroom cottage offers a perfect blend of character and contemporary living. Surrounded by scenic countryside, the village provides a peaceful lifestyle while benefiting from excellent transport links.

Features & Utilities

- ✓ Beautifully Presented Cottage
- ✓ Three Bedrooms
- ✓ Fitted Wardrobes
- ✓ 18'6 Kitchen / Dining Room
- ✓ Lounge With Bar & Log Burner
- ✓ 50ft Garden
- ✓ Backing Onto Fields
- ✓ uPVC Double Glazing

Property Overview

Nestled in the semi rural village of Watford near Long Buckby, this beautifully refurbished three-bedroom cottage offers a perfect blend of character and contemporary living. Surrounded by scenic countryside, the village provides a peaceful lifestyle while benefiting from excellent transport links, including the M1, A5, and Long Buckby train station. The property backs onto open fields, enjoying stunning views and a tranquil setting. The full accommodation comprises; an entrance hall, a cosy sitting room with a dual-facing log burner shared with an adjoining reception room, currently used as a stylish lounge bar, and an impressive 18'6" contemporary farmhouse-style kitchen/dining room with quartz worktops and integrated appliances. Upstairs, there are three well-appointed bedrooms, two with bespoke fitted wardrobes and cupboards, along with a luxurious bathroom featuring a roll-top bath and walk-in shower. Outside, the beautifully maintained 50ft garden provides uninterrupted countryside views. Additional benefits include uPVC double glazing and electric heating. A truly unique home that must be seen to be fully appreciated. EPC Rating: E. Council Tax Band: C.

ENTRANCE HALL

Entrance via front door. Window to front elevation. Stairs rising to first floor landing with under stairs storage cupboard.

SITTING ROOM/LOUNGE 3.75m x 3.51m (12'4 x 11'6)

French doors to rear elevation. Electric heater. Reclaimed brick fireplace with log burner.

BAR LOUNGE 3.45m x 2.29m (11'4 x 7'6)

Semi vaulted ceiling with beam. Windows to front and rear elevations. Electric heater. Reclaimed brick fireplace with log burner.

KITCHEN / DINING ROOM 5.64m x 3.78m (18'6 x 12'5)

Windows to front and rear elevations. Electric heater. Fitted with a range of units with quartz work tops. Integrated fridge, freezer, dishwasher and washer / dryer. Wine fridge. Range oven with extractor over. Belfast sink unit. Fireplace with log burner. Door to rear elevation.

FIRST FLOOR LANDING

Window to front elevation. Access to loft space. Doors to:

BEDROOM ONE 3.86m x 3.81m (12'8 x 12'6)

Window to rear elevation. Electric heater. Range of fitted wardrobes and cupboards.

BEDROOM TWO 2.64m x 3.76m (8'8 x 12'7)

Window to rear elevation. Electric heater.

BEDROOM THREE 2.79m x 2.13m (9'2 x 7'0)

Window to front elevation. Electric heater. Range of fitted wardrobes.

BATHROOM 1.60m x 3.56m (5'3 x 11'8)

Window to front elevation. Heated towel rail. Suite comprising walk in shower, contemporary freestanding roll top bath with floor mounted taps, WC and contemporary wash hand basin on a stand.

OUTSIDE

GARDEN

50ft in length and backing onto fields. Paved patio area. Lawn. Garden shed.

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

MATERIAL INFORMATION

Electricity Supply – Mains

Gas Supply – None

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains

Sewage Supply – Mains

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – None

EV Car Charge Point – None

Primary Heating Type – Electric

Parking – None

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

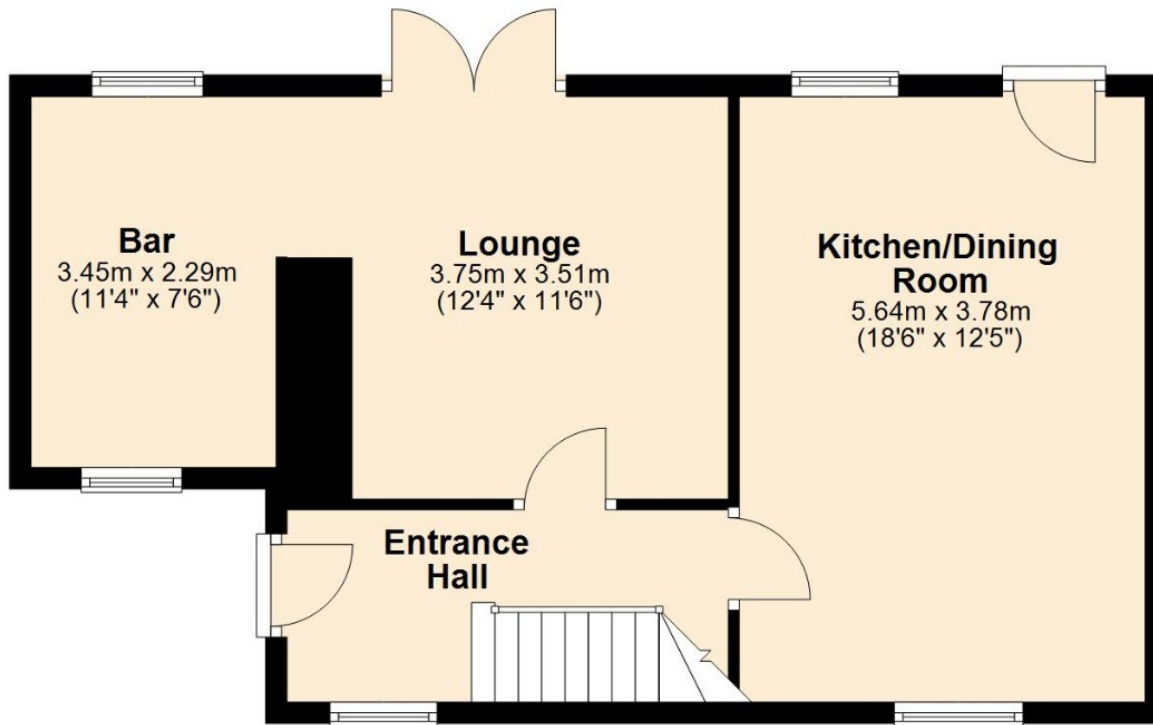
AGENTS NOTES

i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

Floorplan

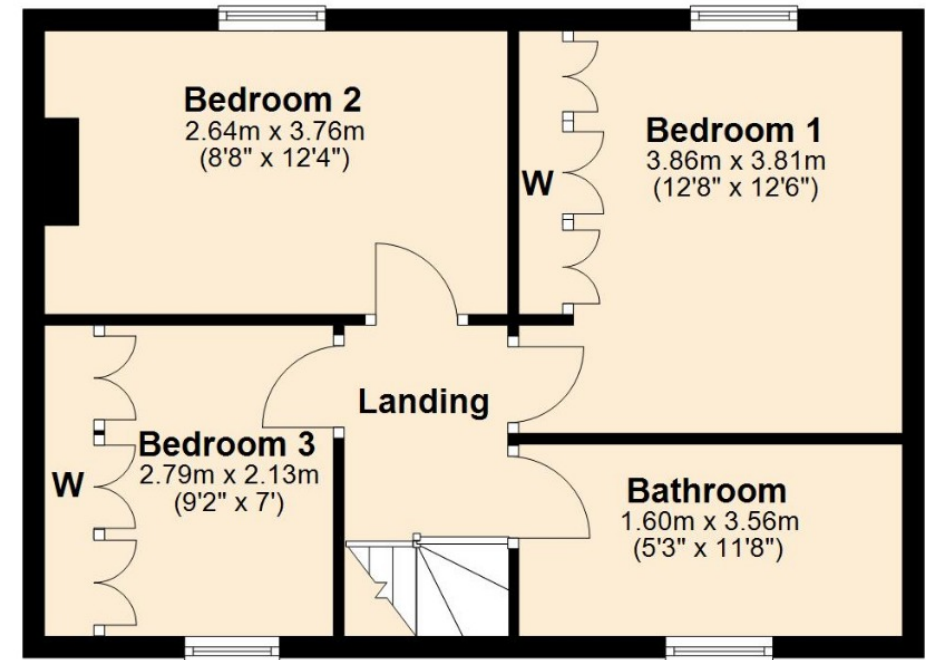
Ground Floor

Approx. 52.3 sq. metres (563.0 sq. feet)



First Floor

Approx. 42.8 sq. metres (460.4 sq. feet)



Total area: approx. 95.1 sq. metres (1023.4 sq. feet)



Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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