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# The Green, Chelveston, NN9 6AJ

£525,000 - Offers Over Detached

4 2 1



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Based on service ratings over the past year

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Department: Sales

Tenure: Freehold



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## Property Summary

A beautifully presented, double fronted, part thatched stone cottage, situated within one of the most sought after villages in east Northamptonshire.

## Features & Utilities

- ✓ Beautifully Presented
- ✓ Detached Double Fronted Part Thatched Period Stone House
- ✓ Modern Kitchen/Dining Room & Utility Room
- ✓ Three/Four Bedrooms
- ✓ Inglenook Fireplace
- ✓ Viewing Is A Must To Appreciate





# Property Overview

A beautifully presented, double fronted, part thatched stone cottage, situated within one of the most sought after villages in east Northamptonshire. The accommodation comprises entrance porch and separate hallway, cloakroom, utility room, dual aspect kitchen/dining room with a range of Shaker style units, solid Iroko work tops and quality integrated AEG appliances, leading to the dual aspect lounge with a beamed ceiling and Inglenook fireplace. There is also family room/bedroom four with bay window, oak Parquet block flooring and beamed ceiling.

To the first floor is a beamed ceiling, split landing leading to three double bedrooms, en-suite to bedroom one and a family bathroom.

Outside, there are gardens to the rear with a driveway providing off road parking for several vehicles.

Benefits include double glazing and gas radiator heating. Viewing is recommended to appreciate the quality of workmanship, size and location.

EPC Rating: C. Council Tax Band: E

## GROUND FLOOR

### PORCH

### LIVING ROOM

### FAMILY ROOM/BEDROOM

### KITCHEN

### HALLWAY

### WC

**UTILITY ROOM**

**FIRST FLOOR**

**BEDROOM (EN-SUITE)**

**BEDROOM**

**BEDROOM**

**BATHROOM**

**OUTSIDE**

**FRONT GARDEN**

**REAR GARDEN**

**MATERIAL INFORMATION**

Type – Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band E

EPC Rating – C

Electricity Supply – Mains

Gas Supply – Mains

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Gas Central Heating

Parking – Off-street

EV Charging – Ask Agent

Accessibility – Ask Agent

Coastal Erosion Risk – Ask Agent

Flood Risks – Has not flooded in the last 5 years, No flood defences

Mining Risks – Ask Agent

Restrictions – Ask Agent

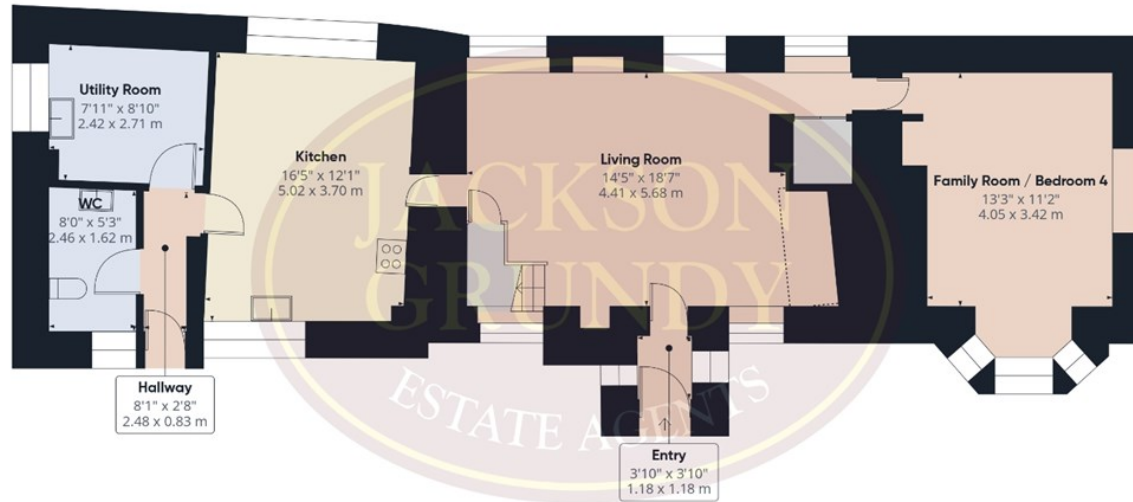
Obligations – No restrictions, No private right of way, No Public right of way

Rights and Easements – Ask Agent

### AGENTS NOTES

1. Viewings by appointment only through Jackson Grundy. 2. 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. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and 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. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

# Floorplan



Floor 0



Floor 1



**Approximate total area<sup>m</sup>**

1602 ft<sup>2</sup>

148.8 m<sup>2</sup>

**Reduced headroom**

163 ft<sup>2</sup>

15.1 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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# 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.

[www.jacksongrundy.com](http://www.jacksongrundy.com)

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