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# West End, Bugbrooke, Northampton, NN7 3PF

£350,000 Cottage

2 1 1



**Platinum Trusted  
Service Award**

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over the past year

feefo

Department: Sales

Tenure: Freehold



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## Property Summary

A charming 2 bedroom stone cottage with versatile log cabin in the heart of Bugbrooke seamlessly blends character with modern living. The beautifully refitted country-style kitchen features quartz work surfaces, integrated appliances, and a spacious dining area, perfect for entertaining.

## Features & Utilities

- ✓ No Chain
- ✓ Stone Built Cottage
- ✓ Off Road Parking at Rear
- ✓ Gas Central Heating and Double Glazing
- ✓ Original Features and Wood Burning Stove
- ✓ Landscaped Rear Garden
- ✓ Village Location
- ✓ Excellent Schools
- ✓ Local Amenities
- ✓ Versatile Log Cabin

## Property Overview

This charming 2 bedroom stone cottage with versatile log cabin in the heart of Bugbrooke seamlessly blends character with modern living. The beautifully refitted country-style kitchen features quartz work surfaces, integrated appliances, and a spacious dining area, perfect for entertaining. A cosy lounge with a wood burner and exposed wooden beams adds to the cottage's warmth and charm, while upstairs offers two well-sized bedrooms and a stylish bathroom. The landscaped south-facing garden is a true highlight, featuring a fully insulated 12' x 8' log cabin with electricity, ideal as a home office, additional guest bedroom or creative space, plus a separate outdoor WC for added convenience. With gas central heating, hardwood double-glazed windows, and rear parking, this home is a rare find—viewing highly recommended. EPC Rating: E Council Tax Band: C.

### KITCHEN 4.36m x 4.40m (14'4 x 14'5)

Enter via hardwood front door. Two hardwood double glazed windows to front elevation. Wood wall and base units with quartz work top. Ceramic Belfast style sink with mixer tap. Hob and oven. Stainless steel splash backs with extractor over. Integrated dishwasher. Space for washing machine and fridge freezer. Tiled floor. Opening to dining room:

### DINING AREA

Hardwood double glazed window to rear elevation. Hardwood door to rear garden. Radiator. Tiled floor. Cupboard housing combination boiler. Fitted mat. Door to lounge:

### LOUNGE 4.36m x 4.39m (14'4 x 14'5)

Hardwood double glazed window to rear elevation. Two hardwood double glazed window to front elevation. Radiator. Wood burning stove. Built in original storage. Tiled floor. Wood staircase to first floor.

### FIRST FLOOR LANDING

Wood effect flooring. Loft access with drop down ladder, Velux window and power and light. Original wooden doors adjacent.

### BEDROOM ONE 3.75m x 4.44m (12'4 x 14'7)

Hardwood double glazed window to rear elevation. Radiator. built in wardrobe.

## **BEDROOM TWO 2.18m x 3.66m (7'2 x 12')**

Hardwood double glazed window to rear elevation. Radiator. Storage cupboard. Wood effect flooring.

## **BATHROOM 1.95m x 2.36m (6'5 x 7'9)**

Opaque hardwood double glazed window to front elevation. Suite comprising pedestal wash hand basin, WC and panelled bath with shower over. Heated towel rail. Tiled splash backs. Half panelled wall. Tiled floor.

## **OUTSIDE**

### **REAR GARDEN**

Log cabin with power and lighting. uPVC double glazed window and door. Spacious garden – a peaceful outdoor retreat. South facing. Enclosed panel fencing. Rear gate to parking area. Patio. Outside double shed. Outside tap. In addition, the property features insulated outdoor toilet in a charming beach hut style, complete with lighting. Log cabin: insulated 12' x 8' log cabin; perfect as home office or summerhouse. Fully powered for year round use. Obscure window. Wash hand basin. Three olive trees. Outdoor electricity supply EV Charging ready.

## **MATERIAL INFORMATION**

Electricity Supply – Mains

Gas Supply – Mains

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 – No

EV Car Charge Point – Yes

Primary Heating Type – Gas

Parking – Yes

Accessibility – Ask Agent  
Right of Way – Ask Agent  
Restrictions – Ask Agent  
Flood Risk – <https://flood-map-forplanning.service.gov.uk/>  
Property Construction – Stone  
Outstanding Building Work/Approvals – No

### **DRAFT DETAILS**

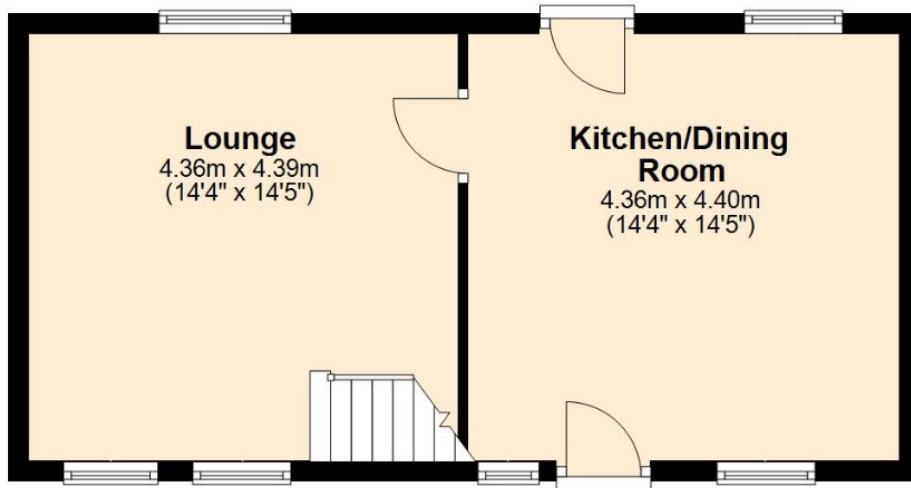
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### **AGENTS NOTES**

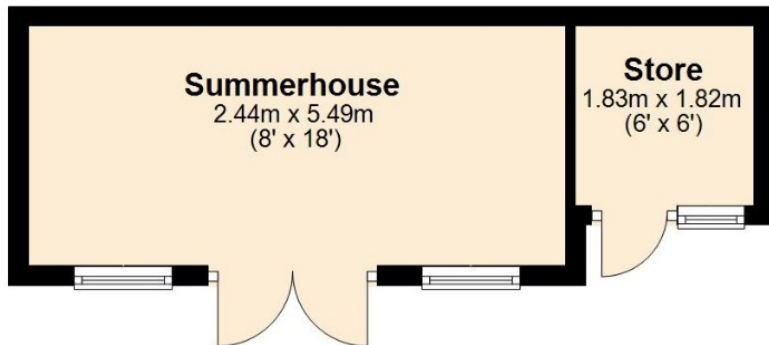
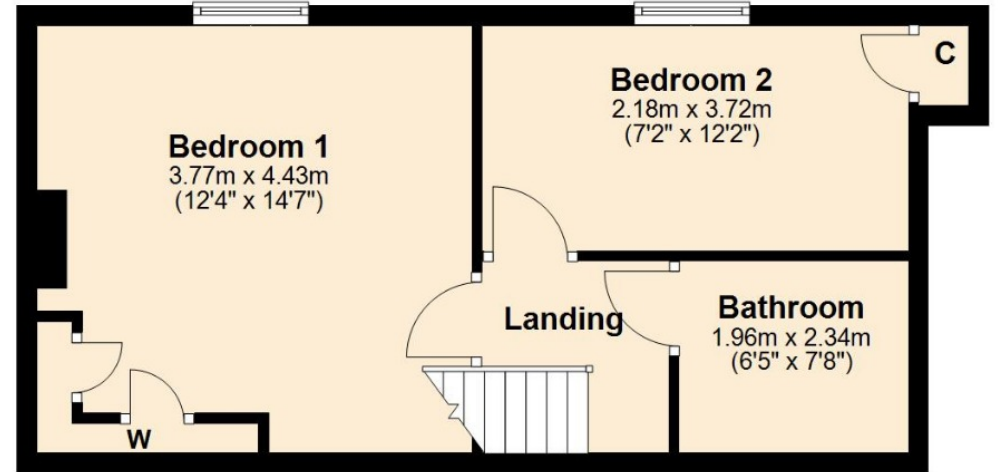
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# Floorplan

## Ground Floor



## First Floor



Total area: approx. 95.0 sq. metres (1022.9 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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