



CHURCH LANE

Cold Higham, Northamptonshire, NN12





4 Church Lane

Cold Higham, NN12

£465,000 (Guide Price)

Features

- 4 bedrooms
- Detached family home
- Village location
- Quiet no-through road
- Well presented
- Off road parking
- Garage
- Summer house

Description

David Cosby Estate Agents are delighted to present for sale 4 Church Lane, Cold Higham. Located on a quiet no-through road, this detached, four-bedroom, family home offers extensive accommodation and has a large frontage with good size rear garden, ample off-road parking, and an integral single garage.

The property occupies an elevated position and is set well back from Church Lane - a quiet, no through road in the small South Northamptonshire village of Cold Higham. Cold Higham is thought to be one of the highest points in Northampton and this claim is supported by the wonderful unbroken countryside views.



Cold Higham is less than a 30-minute commute to Milton Keynes where a wide range of shops and facilities are available as well as Milton Keynes Central Railway with direct and frequent trains to London Euston.

The Property

Entrance Hall

The entrance porch is accessed via a contemporary panel door with central vision panel and double-glazed side light. Floors are finished with geometric tiles and there is space for seating and cloaks. Timber flush doors lead to the ground floor cloakroom and living room.

Living room

The large dual aspect living room benefits from an abundance of natural light from the south facing window to the front elevation which provides views over the well-tended garden. There is a further two-unit casement window to the rear aspect providing views to the summer house and rear garden. Floors are finished with cut pile carpet and there is a feature open fire place with cast iron grate, hood, and tiled hearth and surround.

Quarter winder stairs with ranch style balustrading lead to the first-floor accommodation and there is a useful understairs storage cupboard providing ample room for coats, boots and household items.

A part glazed door to the rear of the living room provides access to a further sitting room / study area and a further part glazed door leads to the kitchen and breakfast areas.

Kitchen / Breakfast room

The kitchen and breakfast areas are located to the rear left-hand side of the property. There are two large, double-glazed windows and a double-glazed door providing access to the rear garden.

The kitchen is fitted with a good range of base and wall units with oak effect shaker-style doors and drawers and a stainless-steel inset sink with mixer tap. There is a built-in, two-door electric oven and an induction hob. Space is provided for a tumble drier and washing machine together with ample space for a large fridge freezer. To the front of the breakfast room area there is a timber flush door providing access to the integral garage.

Dining / Family room

The dining room is located to the rear of the side extension. Floors are finished with loop pile carpet and walls are partly finished with painted timber panelling. There is access to the rear garden from a double-glazed door with natural lighting from double glazed windows. The front portion of the side extension is used as a family area and has a large window overlooking the pleasant front garden.

Ground Floor Cloak Room

The ground floor cloakroom is fitted with a close-coupled WC and corner wash hand basin with chrome mixer taps. Floors are finished with marble effect vinyl tiles and there is a good size double-glazed casement window providing natural lighting and ventilation.



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Outside Areas

Front Aspect and Garden

The property is set back from Church Lane and occupies an elevated position with a large lime shingle area providing off-road parking space for several cars. A random rubble stone embankment leads to the grassed front lawn which is bordered by established trees and shrubs.

A driveway leads to the integral garage and a pathway winds through a delightful rockery area up to the front elevation. The front elevation has a contemporary appearance and has been partly clad with cedar boarding and Monocouche render.

There is a pathway to the side elevation of the property providing gated access to the rear garden.

Rear Garden

The rear garden has a patio area adjacent to the rear elevation of the property and steps lead up to a large timber decking area. There is a further patio to the rear of the property providing plenty of space for alfresco dining. The central portion of the garden is laid to lawn and there is a row of well-tended Beech trees to the right-hand side. To the far rear boundary is a roughly hewn traditional ironstone wall which appears to pre-date the building.

A delightful, large timber summer house with attached store is located to the rear right hand side of the garden and is included within the sale.

A further, large brick outbuilding is located to the front of the rear garden with power and lighting, providing useful secure storage.

Garage

The integral double garage to the front left-hand side of the property has a double height ceiling and is fitted with power and lighting. There is an aluminium up-and-over door providing vehicular access and a timber flush door providing access to the breakfast area of the kitchen.

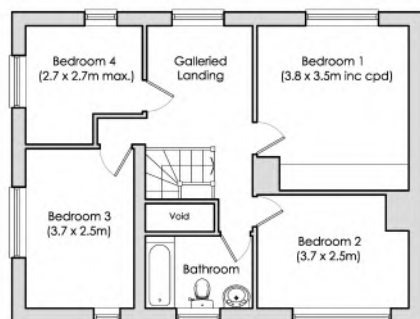
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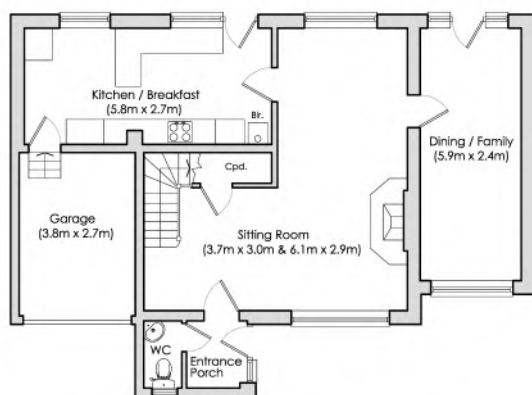
A focal point of the village is the Church of St. Luke with its beautiful 13th century saddleback tower. The Church contains an ancient oak effigy of Sir John de Patteshull, Lord of Cold Higham some 600 years ago during the reign of Edward II.

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First Floor GIA = 59 sqm (Inc. Garage)



Ground Floor GIA = 80 sqm (Inc. Garage)

All measurements are approximate and for display purposes only.
 Dashed lines indicate restricted head height

APPROX. GROSS INTERNAL AREA: 139sqm (Including Garage)



Local Authority: West Northamptonshire Council

Services: Water, Drainage, Electricity, and Oil

Council Tax: Band D

EPC: Band D

Agent's Note

Please note that these particulars are subject to the approval of the Vendors. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible.

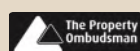
Important Notice

Whilst every care has been taken with the preparation of these Sales Particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property and therefore no guarantee can be made that they are in good working order. No assumption should be made that the property has all necessary statutory approvals and consents such as planning and building regulations approval. Any measurements given within the particulars are approximate and photographs are provided for general information and do not infer that any item shown is included in the sale. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. Any comments made herein on the condition of the property are provided for guidance only and should not be relied upon.

Little Court Cottage | Maidford Road | Farthingstone
 Northamptonshire | NN12 8HE

t: 01327 361664 e: enquiries@davidcosby.co.uk

www.davidcosby.co.uk





DAVID COSBY

ESTATE AGENTS

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