

NEW INSTRUCTION



CHAPEL LANE

Midford, Towcester, NN12 8HH



DAVID COSBY
ESTATE AGENTS



Chapel Lane

Maidford, Towcester, NN12 8HU

Total GIA Exc. Garage | Approx. 121 sqm (1302 sqft)

Features

- Three-bedroom family home
- Quiet village setting
- Generous corner plot
- South-facing rear garden
- Open countryside views
- Dual-aspect sitting room with wood-burning stove
- Large conservatory with French doors and lantern roof
- Triple-aspect kitchen/dining room with scope for reconfiguration
- Detached two-storey double garage with mezzanine
- Large block-paved driveway
- Established gardens with glasshouse, and seating areas

Description

Bee House is a well-presented three-bedroom semi-detached family home, occupying a generous corner plot in the sought-after village of Maidford. The property offers a balanced and flexible layout, including a dual-aspect sitting room with wood-burning stove, a bright conservatory, and a triple-aspect kitchen/dining room with scope for reconfiguration. Upstairs are three bedrooms and a modern shower room, with countryside views from multiple aspects.

Externally, the house enjoys a south-facing rear garden extending to over 100 feet, with uninterrupted views over rolling farmland. A detached two-storey garage with mezzanine and workshop adds further versatility, and a spacious block-paved driveway provides ample off-road parking. This a rare opportunity to acquire a family home in a peaceful rural setting, within reach of Towcester, Banbury, and key commuter routes.



A well-presented three-bedroom family home set on a generous corner plot with far-reaching countryside views, a large detached garage, and a 100-foot south-facing garden in the peaceful village of Maidford.

The Property

Entrance Hall

Accessed via a traditional panelled front door with decorative upper glazing, set beneath a dual-pitched canopy clad in plain clay tiles and timber shiplap boarding. The entrance hall features stripped pine panelled doors with brass ironmongery opening to the sitting room and kitchen. Natural light is drawn from a two-unit window on the first-floor landing.

Kitchen / Dining Room

A triple-aspect room positioned to the front right-hand side of the property, enjoying natural light from three windows to the front and side elevations. A stable-style door with vision panel opens into the conservatory, and pitched pine doors lead to both a walk-in pantry with window and an understairs cupboard. The floor is finished with checkerboard red and black tiles, and the walls are neutrally decorated. Currently fitted with a basic range of base units but offering scope for reconfiguration into a more substantial kitchen subject to individual preference. The dining area comfortably accommodates a family-sized table and chairs.

Sitting Room

Positioned to the left-hand side of the property, this dual-aspect reception room features a large three-unit window to the front and French doors opening into the conservatory, providing good levels of natural light. A feature fireplace with wood-burning stove set on a tiled hearth forms the focal point of the room.

Conservatory

Accessed from both the kitchen/dining room and sitting room, the conservatory has centrally positioned French doors opening onto the rear patio—ideal for entertaining and alfresco dining. The space is flooded with natural light via two large, double-glazed lantern roof lights, and a pitched pine four-panel door leads through to the utility area.

Utility

A practical and well-lit space, fitted with plumbing for a washing machine and a Belfast-style sink with chrome pillar taps, set on a metal stand. A four-unit casement window provides views over the rear garden, while the floor is laid with terracotta tiles. Vaulted ceilings enhance the sense of space, and a stripped pine door leads to a cloakroom with low-level WC and traditional high-level cistern. A part-glazed panelled door with three-bar locking mechanism opens to the side elevation.



The Property

First Floor Landing

A neutrally decorated landing with cut pile carpet and a two-unit window offering pleasant views over the South Northamptonshire countryside. Traditional four-panel doors lead to the bedrooms and family bathroom, and a slatted timber loft hatch provides access to the roof void.

Bedroom 1

Situated to the front right-hand side of the property, this dual-aspect double bedroom benefits from excellent natural light via two casement windows. The room includes built-in storage with a clothes rail and fitted shelving, and is finished with neutral décor and cut pile carpet.

Bedroom 2

A double bedroom located to the front left-hand side of the property, featuring a three-unit window overlooking the front aspect. The room is neutrally decorated, with cut pile carpet and a built-in cupboard providing storage with high-level shelving and clothes hooks.

Bedroom 3

A single bedroom positioned to the rear left-hand side of the property, featuring a two-unit window with attractive views over the rear garden and rolling countryside beyond.

Shower Room

Fitted with a three-piece suite comprising a double-width shower enclosure with tempered glass screen, shower hose, and separate rainfall shower rose, a close-coupled WC, and a contemporary ceramic wash hand basin with pillar tap set above a vanity unit. The floor is finished with timber-effect laminate boards, and a ladder-style heated towel rail provides warmth. Walls are neutrally decorated, with natural light from a frosted rear-facing casement window.

Thinking of Selling?

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Grounds

Front Aspect

Occupying a generous corner plot on the edge of Maidford village, the property is approached via a large block-paved driveway, framed by established perimeter planting including a mature bay tree and a raised bed of Christmas berry bushes. A raised timber decking area provides space for potted plants. To the right-hand side, there is a detached two-storey double garage, with a workshop area to the rear. Double-swing five-bar gates provide access to the side aspect.

Side Aspect

A hardstanding area that enjoys sunlight for much of the day, featuring a log store, seating area, and timber storage unit. Adjacent is a gravelled section with raised planter beds and an aluminium-framed glasshouse, offering scope for vegetable growing and sustainable living. A pathway continues around to the rear garden.

Rear Garden

A delightful south-facing garden, extending to over 100 feet, with uninterrupted views of rolling countryside towards Adstone village. A block-paved pathway leads to a central decorative seating area, with a patio terrace adjacent to the conservatory and steps rising to a lawned section. The garden adjoins a farm to the right, while an established beech hedgerow forms a boundary to the left. The rear boundary comprises post and wire fencing to maintain the outlook, and a mature Japanese flowering cherry tree is just coming into bloom.

Garage

A substantial detached double garage of facing brick construction, set beneath a dual-pitched tiled roof. The garage features two separate up-and-over doors, a timber pedestrian door, and an upper gable access door to the mezzanine level. Internally, the space offers excellent versatility, with a workshop area to the rear fitted with timber benching. Natural light is provided by a two-unit timber casement window, and a ceiling hatch allows ladder access to the vaulted mezzanine floor. Power and lighting are installed.



Location

Maidford is a small and peaceful village in South Northamptonshire, set along a tiny tributary of the River Tove and lying below the high ground that stretches westward towards Fawsley Hall. Surrounded by rolling countryside, the village enjoys a rural setting while still being within easy reach of everyday amenities in the nearby market town of Towcester, around eight miles to the southeast, which offers supermarkets, independent shops, restaurants, and leisure facilities including a swimming pool and gym. Daventry, approximately ten miles to the north, provides further shopping, dining, and recreational options.

For families, there are well-regarded schools in the surrounding area, including Blakesley Church of England Primary School and Nicholas Hawksmoor Primary School in Towcester. Secondary education is available at Sponne School in Towcester, which has been rated 'Outstanding' by Ofsted, while independent schools such as Northampton High School for Girls and Winchester House School in Brackley are within a reasonable distance.

The surrounding countryside offers numerous scenic walks right from Maidford's doorstep, perfect for nature enthusiasts. Additionally, the nearby Canons Ashby, a National Trust property, provides a fascinating historical and cultural experience and is a lovely place to visit to enjoy the working gardens followed by tea and cakes at the café.

Despite its rural feel, Maidford is well connected by road, with the A5 and A43 providing easy access to the M1 and M40. This makes it a convenient location for commuters travelling to Northampton, Milton Keynes, or Oxford. Rail services are available from Northampton and Banbury, offering direct connections to London and Birmingham.

Property Information

Local Authority: West Northamptonshire Council (Daventry Area)

Services: Water, Drainage, Oil & Electricity

Council Tax: Band C **EPC:** E

Broadband: Ultra Fast Broadband Available 1000Mbps

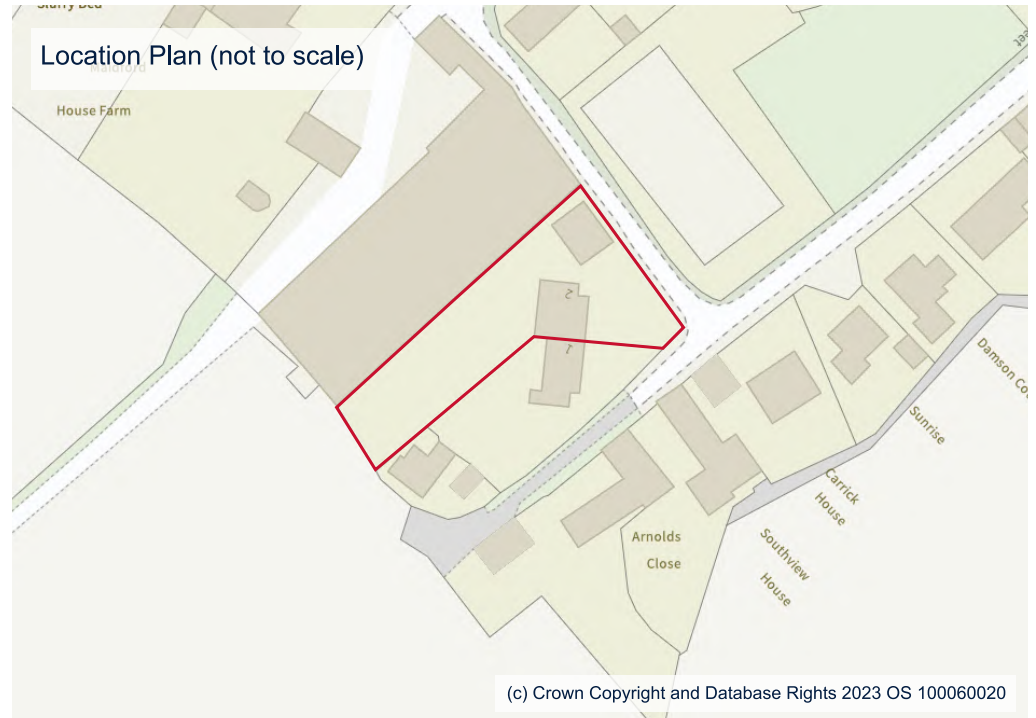
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National Trust Canons Ashby



Location Plan (not to scale)



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Bee House, Chapel Lane, Maidford, NN12 8HU

Approximate GIA Exc. Garage = 121 sqm (1302 sqft)

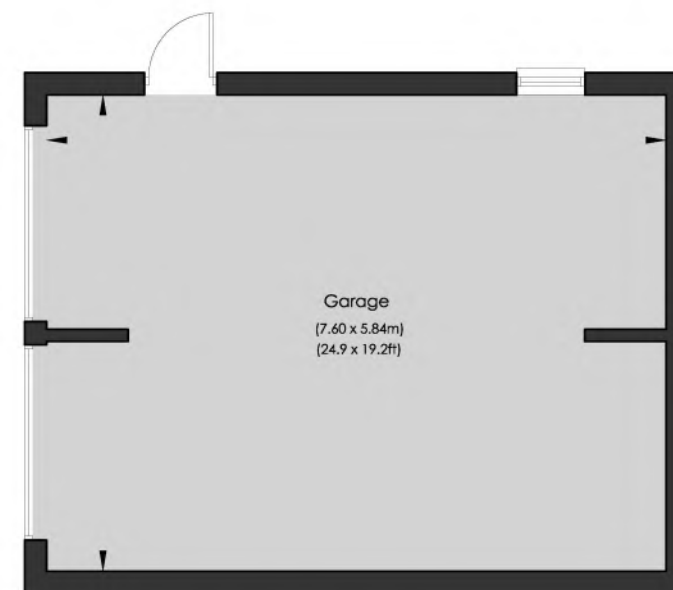


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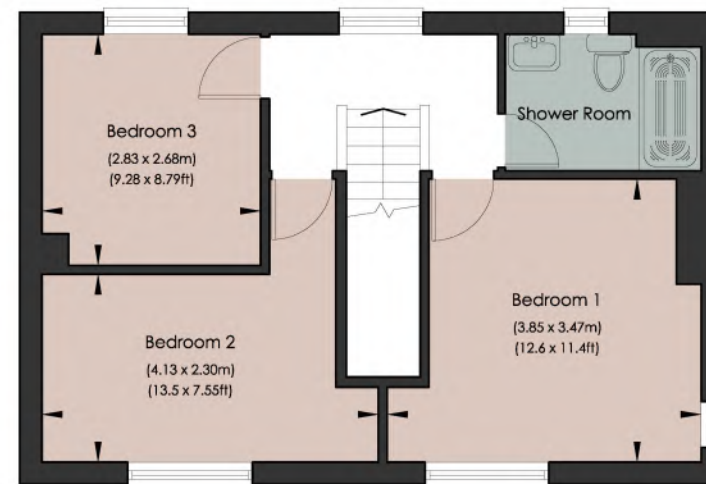
This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GROUND FLOOR GIA = 79 sqm (850 sqft)



GARAGE GIA = 44 sqm (474 sqft)



FIRST FLOOR GIA = 42 sqm (452 sqft)



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