

NEW INSTRUCTION



## WELTON HOUSE

Eastfields, Braunston, NN11 7AD



DAVID COSBY  
ESTATE AGENTS







# Welton House

Eastfields, Braunston, NN11 7AD

Total GIA (Gross Internal Area) Approx. 78 sqm (840 sqft)



2 Bedrooms



1 Reception



2 Bathrooms

## Features

- Ground floor apartment
- Two double bedrooms
- En-suite shower room to master bedroom
- Open-plan living and dining space
- Modern kitchen
- Family bathroom
- Spacious entrance hall
- Secure underground parking
- Sought-after village location

## Description

A well-proportioned ground floor apartment offering two double bedrooms, an en-suite shower room, and secure underground parking. Situated on the edge of the picturesque and thriving village of Braunston, this impressive property benefits from spacious accommodation, and forms part of a well-maintained development with landscaped communal gardens, featuring carefully tended lawns and mature herbaceous borders.

Constructed in red facing brick beneath a steeply pitched slate roof, Welton House occupies an elevated position within the desirable Eastfield development and offer the perfect opportunity for those seeking a peaceful village setting with excellent transport links.



Situated in the desirable Northamptonshire village of Braunston, this spacious and well-maintained two-bedroom apartment features open-plan living and stylish interiors, all set within a convenient location close to local amenities and countryside walks.



## Accommodation

### Entrance Hall:

A panelled entrance door opens into a welcoming hallway with dark oak-effect laminate flooring and neutrally decorated walls. The space is well lit with two pendant lights and features mains-powered smoke detection with battery backup.

Stylish white panel doors with satin anodised aluminium (SAA) furniture lead to the principal rooms. A wall-mounted telecom system is linked to the main communal entrance, offering additional security and convenience, and heating is provided by wall-mounted electric panel radiators.

The entrance hall includes a generously sized airing cupboard housing a modern unvented hot water cylinder with slatted pine shelving above, as well as a separate storage cupboard fitted with shelving.

### Open Plan Kitchen / Living Room:

A bright and versatile triple-aspect space, ideally suited for both everyday living and entertaining, with an abundance of natural light. This open-plan area forms the heart of the apartment, with matching dark oak-effect laminate flooring and neutrally decorated walls, creating a spacious and welcoming environment.

The kitchen is fitted with a range of light oak-effect base and wall units with brushed chrome handles, complemented by roll-top work surfaces and ceramic tile splashbacks. Integrated appliances include a four-burner electric hob with brushed chrome extractor hood and light over, a single electric oven, a two-door fridge freezer, and a built-in washing machine. A stainless steel one-and-a-half bowl sink with drainer and chrome mixer tap is set beneath under-unit lighting, providing a practical and stylish workspace.

## Thinking of Selling?

Let our team of expert Chartered Surveyors and Estate Agents provide you with a no-obligation valuation. Leveraging our extensive experience and in-depth market insights, along with a blend of local and online marketing strategies, we ensure your property captures attention and stands apart in the marketplace. Contact us to schedule your free property valuation and take the first step towards a successful sale.







## Accommodation

### Bedroom One:

A well-proportioned double bedroom with a large two-panel window allowing for excellent natural light. The walls are finished in two-tone emulsion, and the floor is laid with a soft cut-pile carpet. A white panel door leads to the en suite shower room.

### En-Suite:

Fitted with a contemporary three-piece suite comprising a WC with concealed cistern and brushed chrome wall-mounted flush plate, a wall-mounted ceramic wash hand basin with chrome mixer tap, and a shower cubicle with concertina-style tempered glass screen. The walls are finished with half-height ceramic tiling incorporating a contrasting decorative band, with high-level grey emulsion above.

The floor is laid with riven-effect ceramic tiles, and additional features include a modern wall-mounted electric towel rail, recessed ceiling lighting, and mechanical extract ventilation.

### Bedroom Two:

A further double bedroom with a casement window to the front aspect, allowing for good natural light. The walls are neutrally decorated, and the floor is laid with a soft cut-pile carpet. This versatile space is suitable for a variety of uses, whether as a guest bedroom, home office, or additional living area.

### Family Bathroom:

Fitted with a contemporary three-piece suite comprising a bath with chrome mixer tap, wall-mounted shower attachment, and complementary grab handle, a ceramic wash hand basin with chrome pillar tap, and a WC with concealed cistern and brushed chrome wall-mounted flush plate.

The floor is finished with riven-effect ceramic tiles, while the walls feature half-height ceramic tiling with high-level grey emulsion above. Evenly spaced recessed ceiling lights provide artificial lighting, and mechanical extract ventilation has been installed.



# Grounds

The communal gardens are thoughtfully landscaped and well maintained, featuring neatly trimmed lawns and established planting. These shared outdoor spaces provide a peaceful setting, enhancing the overall appeal of the development. The property also benefits from an allocated parking bay within the secure underground car park, accessed via an automatic sliding security gate, offering both convenience and peace of mind.

## Explore More Online

For further details about this property, including the full image gallery, floorplan, Energy Performance Certificate, and an interactive Matterport virtual tour, please visit our website or scan the QR code below.

You will also find information on similar homes currently available, along with guidance on the sales process and the professional support we offer throughout your move.



## Agent's Note:

The property is leasehold.  
Term of years remaining: 113  
Ground Rent: £250 per annum  
Service Charge: Approximately £1,551 per annum  
All lease particulars should be verified by your Legal Adviser

## Notes

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## Location

Welton House is positioned in a quiet cul-de-sac within the sought-after Eastfields development, on the edge of Braunston. Its elevated setting at the front of the development provides far-reaching, south-facing views across the Northamptonshire countryside. Braunston is a charming village situated on the western edge of Northamptonshire, near the Warwickshire border. It offers a good range of local amenities, including a convenience store with a post office, a butcher, a hair salon, a café, a fish and chip takeaway, and several public houses—all within easy walking distance of the property.

The village enjoys a scenic hilltop setting, with breathtaking views of the surrounding countryside. A notable landmark is the striking spire of All Saints' Church, which is visible for miles and serves as a well-known guide for both road travellers and canal users navigating the Grand Union and Oxford canals. For families, Braunston Church of England Primary School is well-regarded, while secondary options include Ashlawn School in Rugby and Guilsborough Academy, both offering strong academic and extracurricular opportunities. Independent schooling is also available nearby, with Rugby School and Princethorpe College within a reasonable commuting distance.

Braunston is well connected for commuters. The A45 provides easy access to Daventry and Rugby, while the M1 and M6 motorways offer convenient routes to Northampton, Birmingham, and London. Rugby railway station, approximately seven miles away, provides fast and frequent services to London Euston in as little as 50 minutes, as well as connections to Birmingham and other major destinations. For air travel, Birmingham Airport is within a 40-minute drive, offering both domestic and international flights.

## Property Information

**Local Authority:** West Northamptonshire Council

**Services:** Water, Drainage, & Electricity

**Council Tax:** Band B    **EPC:** TBC

**Broadband:** Ultra Fast Broadband Available 1000Mbps

## 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 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. Please note that upon acceptance of an offer and in compliance with Anti-Money Laundering (AML) legislation we will need to undertake proof of identity and source of funds checks for each purchaser at a cost of £25 per person.*





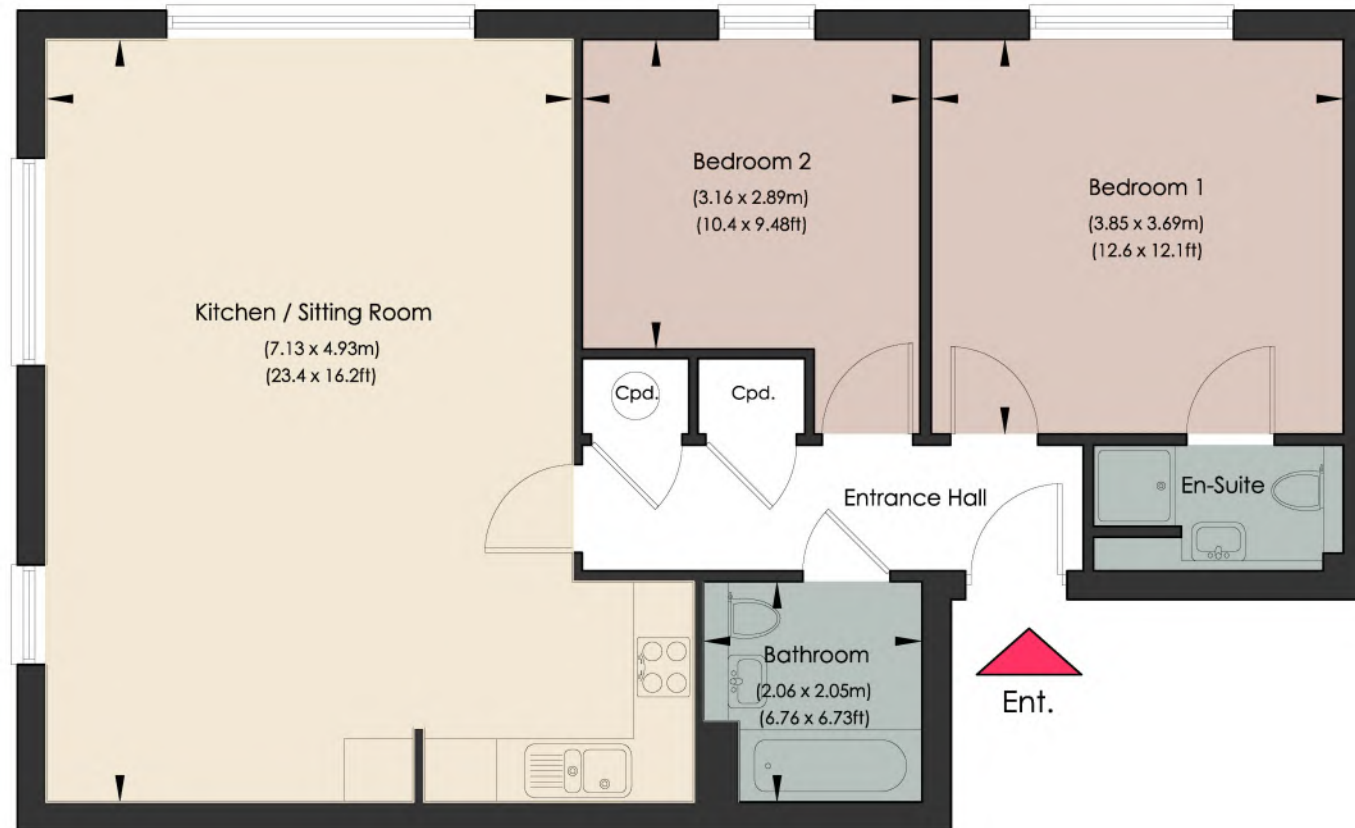
# Welton House, Eastfields, Braunston, NN11 7AD

Approximate GIA (Gross Internal Floor Area) = 78 sqm (840 sqft)



David Cosby Chartered Surveyors & Estate Agents

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.



FLOOR GIA = 78 sqm (840 sqft)





BRAUNSTON

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