

NEW INSTRUCTION



CHIMNEY END

Bridge Street, Stoke Bruerne, NN12 7SB



DAVID COSBY
ESTATE AGENTS



Chimney End

Bridge Street, Stoke Bruerne

Total GIA (Gross Internal Area) | Approx. 145 sqm (1561 sqft)

Features

- Attractive detached bungalow in the heart of Stoke Bruerne
- Elevated position with pleasant countryside views
- Situated opposite the Church and a short walk from the canal
- Spacious open-plan living area with full-width sliding doors
- Three bedrooms, including dual-aspect principal room with stove
- Home office / study and two modern bathrooms
- Extensive off-road parking and gravelled forecourt
- Full planning permission to create a two-storey six-bedroom home
- Convenient access to Northampton, Milton Keynes, and the M1

Description

Chimney End is an attractive detached bungalow occupying a generous plot in the heart of Stoke Bruerne, directly facing St Mary the Virgin Church and only a short walk from the canal. The property offers well-planned accommodation finished to a high standard, complemented by elevated landscaped gardens with pleasant countryside views, extensive parking, and excellent potential for further enhancement.

The accommodation includes a spacious open-plan living area with full-width sliding doors opening onto the tiered rear garden, three bedrooms, a study, and two modern bathrooms. The interior combines contemporary finishes with practical design, creating a light, comfortable, and flexible living environment.

In addition to its current arrangement, full planning permission has been granted (Ref. WNS/2022/1659/FUL) for a first-floor extension and external garden room to create a striking two-storey, six-bedroom home of modern architectural character—offering purchasers a rare opportunity to remodel or redevelop within one of Northamptonshire's most picturesque canal-side villages.



An attractive detached bungalow in the heart of Stoke Bruerne with countryside views, and full planning permission to create a striking two-storey six-bedroom home.

Accommodation

Entrance Hall

Centrally positioned within the property, the entrance hall provides access to all principal rooms. White panelled doors open to the bedrooms, bathroom, and a separate shower room with WC, while contemporary glazed aluminium double doors lead through to the spacious open-plan living area. A large recessed area provides useful space for coats and boot storage.

Open Plan Sitting Room, Kitchen, and Dining Areas

Taking full advantage of the property's elevated position and attractive outlook, the full-width open-plan living area combines three distinct spaces — sitting, dining, and kitchen — each with individually controlled recessed ceiling lighting. The floor is finished throughout with oak-effect Karndean boards and full-width sliding patio doors span the rear elevation, opening to the garden terrace and framing the panoramic countryside views beyond. The space provides an ideal setting for entertaining or simply relaxing while enjoying the scenery.

The sitting area, positioned to the right-hand side, features a cylindrical multi-fuel stove with a vertical flue — a focal point that enhances the room's comfort during colder months. The central dining area links the sitting room and kitchen, offering generous space for a large dining table and chairs suitable for both everyday use and more formal occasions. The kitchen, located to the left-hand side, is fitted with a range of white Shaker-style base and wall units. Appliances include a AEG four-zone induction hob, and two-door electric oven beneath a chrome extractor hood with integral lighting. A matching central island provides additional workspace and storage with an extending breakfast bar for informal dining.

Utility Area

Positioned to the left-hand side of the property, the utility area is fitted with roll-top work surfaces and provides space and plumbing for a washing machine and tumble dryer, with additional storage available within a three-unit wall-mounted cupboard above. The flooring continues in matching oak-effect Karndean boards, maintaining consistency with the main living area. A frosted full-height double-glazed door with a three-point locking mechanism provides pedestrian access to the side of the property. A large built-in cupboard houses the floor-mounted boiler with further space for general storage.





The Property

Home Office

A versatile room featuring full-height triple folding doors to the front aspect, providing excellent natural light. The space is finished with matching oak-effect Karndean flooring and neutral décor, creating a bright and adaptable environment suitable for use as a home office, study, or occasional guest room.

Bedroom One

Bedroom One is a dual-aspect double room located to the front left-hand side of the property, with windows to the front and side elevations providing excellent natural light. The floor is finished with quality oak-effect Karndean boards, and the walls are decorated in two-tone emulsion. There is ample space for freestanding bedroom furniture and a five-door built-in wardrobe. A recessed multi-fuel stove with an oak surround and polished tiled hearth forms an attractive focal point, creating a warm and inviting atmosphere for cosy evenings.

Bedroom Two

A further dual-aspect double bedroom located to the front right-hand side of the property, with two windows providing good natural light. The walls are finished in two-tone emulsion with perimeter coving, and the floor is laid with a cut-pile carpet.

Bedroom Three

A smaller double bedroom, currently used as a nursery with decorative motif walls, perimeter coving, and cut-pile carpet. Natural light is provided by a casement window to the side aspect.

Bathroom

Fitted with a contemporary three-piece suite comprising a bath with chrome shower hose and separate shower rose enclosed by a tempered glass screen, close-coupled WC, and a large ceramic wash hand basin set above a two-drawer vanity unit. The walls are finished in full-height marble-effect ceramic tiling with matching floor tiles and heating is provided by a chrome ladder-style towel rail. Two frosted casement windows provide natural light and ventilation.

Shower Room

Fitted with a double-width shower enclosure and separate WC with ceramic wash hand basin set above a two-door vanity unit. The walls are part-tiled with matching ceramic floor tiles, and heating is provided by a chrome ladder-style towel rail. Mechanical extract ventilation has also been installed.





Grounds

Front Aspect

The property enjoys a pleasant outlook directly facing St Mary the Virgin Church in Stoke Bruerne and is set back from Bridge Road behind a drop kerb with a block-paved driveway providing off-road parking for several vehicles. The front garden features well-tended planting with established shrubs including heather, pine, and copper beech. To the right-hand side, an additional gravelled parking area offers further space for vehicles, bordered by a neatly maintained grass embankment and low hedgerow. Access to the rear garden is available on both sides of the property, via double timber gates to the right and a decorative metal gate to the left.

Rear Aspect

The tiered rear garden offers a pleasant combination of patio and lawned areas. The upper terrace, accessed directly from the open-plan living space, provides an ideal setting for outdoor dining and entertaining. Below, the central and lower tiers are laid to lawn and supported by timber sleeper retainers, featuring a variety of trees including sessile oak, silver birch, and buddleia.

The patio extends along the right-hand side of the property, where double gates open onto the gravelled parking area, and a pathway leads down to the lower garden. To the rear left-hand corner, a timber summer house and children's play area create an attractive and versatile family space.

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Planning Permission

Full planning permission was granted by West Northamptonshire Council on 21 December 2022 (Ref: WNS/2022/1659/FUL) for a first-floor extension to the existing bungalow, transforming the property into a substantial two-storey six-bedroom home of contemporary design. The approved scheme features off-white rendered elevations, vertical timber cladding, and a standing-seam metal roof, combining generous areas of glazing with natural materials that complement the surrounding village setting.

The ground floor layout retains the existing open-plan living space, while the new first floor introduces three additional bedrooms, an en-suite, and a family bathroom. The design also incorporates rooflights, extensive rear glazing, and a feature inset balcony on the first floor overlooking the tiered garden and countryside beyond.

Further details are available to view on the West Northamptonshire Council Planning Portal under the above reference number.

Approved Planning Drawings (Not to Scale)



Street Scene CGI Image



Rear Aspect CGI Image



Location

Stoke Bruerne is an attractive and well-preserved Northamptonshire village set along the Grand Union Canal, noted for its traditional stone cottages, waterways heritage, and unspoilt rural setting. Widely regarded as one of the county's most picturesque villages, it offers a distinctive blend of historic charm and an active community atmosphere.

At the heart of the village are two long-established public houses — the Boat Inn and the Navigation Inn — together with the Canal Museum, tea rooms, and several small independent shops. The towpath provides a pleasant route for walking and cycling beside the canal and through open countryside.

Stoke Bruerne's canal heritage is still visible in its locks, bridges, and the nearby Blisworth Tunnel, completed in 1805 and one of Britain's longest navigable canal tunnels. The village remains a focal point for those interested in canal history, nature, and peaceful rural living.

The village is well connected for commuting, with the A508 providing direct access to Northampton and Milton Keynes, and the M1 (Junction 15) just a short drive away. The combination of heritage, countryside setting, and excellent accessibility makes Stoke Bruerne a particularly desirable place to live.

Property Information

Local Authority: West Northamptonshire Council

Services: Mains Water, Drainage, & Electricity. Oil fired heating.

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

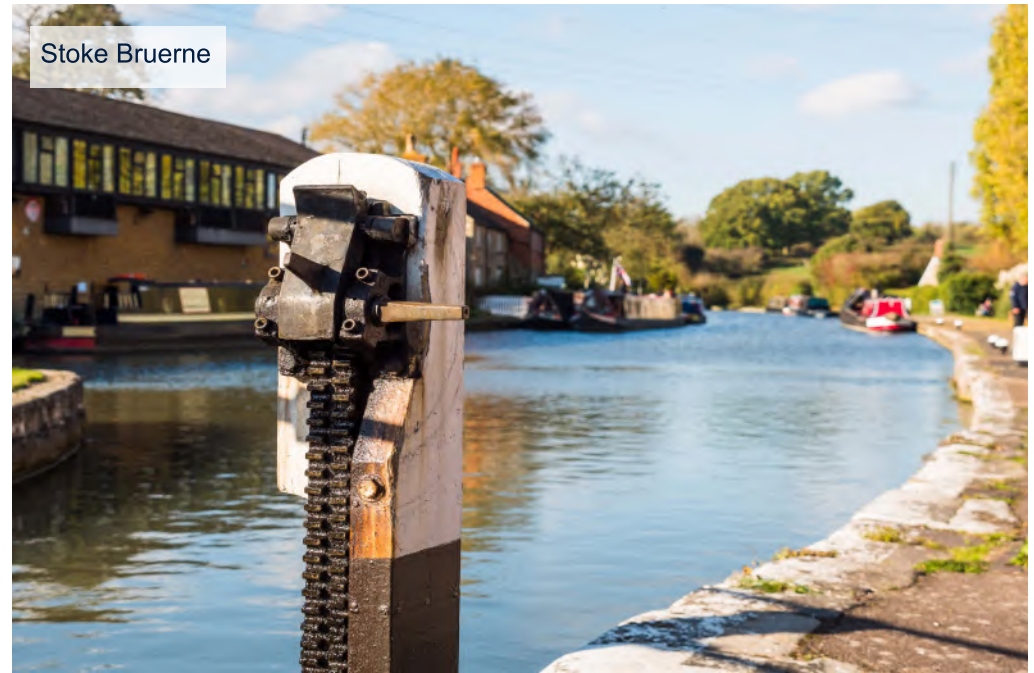
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Please note that upon acceptance of an offer and in compliance with Anti-Money Laundering (AML) legislation we will need to undertake proof of identity and source of funds checks for each purchaser at a cost of £25 per person.



Chimney End, Bridge Street, Stoke Bruerne, NN12

Approximate GIA (Gross Internal Area) = 145 sqm (1561 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.





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