

NEW INSTRUCTION



## THE MEWS

Church Street, Long Buckby, NN6



DAVID COSBY  
ESTATE AGENTS







# The Mews, Church St.

Long Buckby, NN6 7QH

Total GIA Floor Area | Approx. 74 sqm (797 sqft)



3 Bedrooms



1 Reception



1 Bathroom

## Features

- Three-bedroom village home
- Rear off-road parking
- Bright front sitting room
- Kitchen/dining to rear
- Doors onto rear garden
- Vaulted ceilings and dormers
- Modern bathroom suite
- Enclosed garden with shed

## Description

An attractive three-bedroom semi-detached home located within the centre of Long Buckby village and benefiting from off-road parking to the rear.

The property is arranged over two floors with a sitting room to the front and a kitchen/dining room to the rear. The kitchen/dining room opens onto the garden, creating a practical layout for day-to-day living and entertaining. Architectural features including vaulted ceilings, dormer windows and rooflights add character and natural light to the first-floor rooms.

Outside, the rear garden is enclosed and thoughtfully arranged with patio seating areas, a central lawn, raised planters and a substantial timber shed providing excellent storage. The location combines village amenities and schooling with convenient road and rail links for commuting.



An attractive three-bedroom home in Long Buckby village, with a front sitting room, a rear kitchen/dining room opening to an enclosed garden, and off-road parking to the rear.



# The Property

## Entrance hall

Accessed via a part-glazed entrance door, the hallway provides a practical and welcoming arrival space. Dark timber-effect flooring continues through the hall, with a straight flight of carpeted stairs rising to the first-floor accommodation. The walls are finished in a neutral emulsion, and white slatted-style internal doors lead to the sitting room and the kitchen/dining room. A useful understairs cupboard offers good everyday storage.

## Sitting room

Positioned to the front-right of the property, the sitting room is has a three-light window to the front aspect. The room is finished with neutral emulsion walls and matching dark timber-effect flooring. Glazed double doors connect through to the dining area, creating a flexible layout for day-to-day use and entertaining while also allowing borrowed light to travel between the spaces.

## Kitchen / dining room

Located to the rear of the property, this practical and sociable space combines a well-appointed kitchen with a defined dining area. Glazed double doors open directly to the rear garden, providing an easy connection to the patio for outdoor dining and everyday access.

## Kitchen

The kitchen is fitted with a range of base and wall units in a complementary mix of dark sage and timber-fronted units, finished with traditional-style handles. A Belfast sink sits beneath a two-light window overlooking the rear garden, paired with a brass-effect mixer tap. Integrated appliances include a four-burner electric induction hob with extractor hood and light above, and a built-in double electric oven. There is space for a slimline dishwasher, washing machine, tumble dryer and a tall fridge/freezer. Recessed ceiling spotlights provide task lighting, and the floor is finished with marble-effect vinyl.

## Dining area

The dining area continues with matching base units and a central full-height tallboy, with a dark roll-edge worktop. The marble-effect vinyl flooring extends through, and there is comfortable space for a table and chairs. Double doors open to the garden and patio, while internal glazed doors link back to the sitting room, helping light flow through the ground floor and supporting a flexible layout for entertaining.





# The Property

## First floor landing

Centrally positioned, the first-floor landing is defined by white-painted timber balustrades and a matching handrail to the stairwell. The walls are finished in a neutral emulsion, complemented by dark timber-effect flooring. White, slatted-style internal doors with black ironmongery lead to the bedrooms and family bathroom. A timber ceiling hatch provides access to the main roof void, which is partially boarded for storage.

## Bedroom one

A double bedroom positioned to the front-right of the property, featuring a partly vaulted ceiling. A two-light dormer casement window to the front aspect brings in good natural light. The room is finished with neutral décor and matching dark timber-effect flooring, with space for freestanding bedroom furniture.

## Bedroom two

A further double bedroom, currently arranged as a twin, positioned to the rear-right of the property. The partly vaulted ceiling adds volume, while a Velux rooflight provides natural light and ventilation. The room is finished with grey emulsion walls and matching dark timber-effect flooring.

## Bedroom three

A versatile room currently used as a single bedroom, but equally well suited as a home office or study, positioned to the front-left of the property. It features a partly vaulted ceiling with a Velux rooflight, and is finished with lilac emulsion walls. An overstairs cupboard with double doors houses the hot water cylinder and provides useful additional storage.

## Bathroom

A contemporary three-piece bathroom with white emulsion walls, a vaulted ceiling and a Velux rooflight providing natural light and ventilation. Oak-effect LVT flooring runs underfoot, while large-format marble-effect ceramic tiling adds a clean, modern finish, with coordinating upstand skirtings.

The suite comprises a panelled bath with shower over, a glazed screen and black mixer tap; a WC with concealed cistern; and a wash hand basin set within a sage-coloured vanity unit with base storage, finished with a matching black mixer tap. Heating is provided by a black, powder-coated towel rail to complement the fittings, and recessed spotlights provide the main artificial lighting.







## Grounds

### Front aspect

Set back from Church Street, the property presents an attractive frontage with a dual pitched slate roof, including a catslide detail extending over the entrance and a first-floor dormer. The elevations are rendered and framed by decorative brick quoins, with matching brickwork to the window and door surrounds. A shared macadam driveway provides vehicular access to the allocated parking area to the rear of the property.

### Rear garden

Gated access leads from the gravelled parking area into the rear garden, which is enclosed by facing brick boundary walls with chamfered copings, creating a secure and private feel. A slate shingle path with riven-effect stepping slabs runs through to a circular patio seating area, with a further patio positioned to the rear of the timber shed.

The garden is arranged with a central lawn and raised timber planters, while a larger riven-effect patio sits directly outside the kitchen/dining doors, providing generous space for outdoor entertaining.

A substantial shed offers excellent storage and is finished in painted timber cladding beneath a mono-pitched, felted roof. Double doors to both the front and rear elevations provide convenient access from either end.

## Thinking of Selling?

Let our team of Chartered Surveyors and Professional 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.





## Location

Long Buckby is a thriving Northamptonshire village that combines rural charm with excellent transport links. The village offers a range of amenities, including independent shops, cafés, traditional pubs, a library, and a post office. For everyday essentials, there is a Co-op supermarket, while a doctor's surgery and dental practice serve local healthcare needs.

Families benefit from well-regarded schooling, with Long Buckby Infant and Junior Schools providing primary education in the village. For secondary schooling, Long Buckby falls within the catchment area for Guilsborough Academy, a popular choice for older students.

For commuters, Long Buckby railway station offers direct services to London Euston in approximately an hour and Birmingham New Street in around 40 minutes. The nearby M1 (Junction 16) and A5 provide convenient road connections, making travel across the region easily accessible.

The surrounding countryside offers excellent opportunities for walking, cycling, and outdoor pursuits, with scenic routes leading to the Grand Union Canal and local nature trails. Further shopping, leisure, and entertainment options can be found in the nearby market towns of Daventry and Northampton, both of which are just a short drive away.

## Property Information

**Local Authority:** West Northamptonshire Council

**Services:** Water, Electricity, Drainage    **Heating:** Electric Storage Heaters

**Council Tax:** Band C    **EPC:** Rating E    **Broadband:** Ultrafast Broadband 1000Mbps

### Important Notice

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Long Buckby Wharf



Indicative Site Plan (not to scale)



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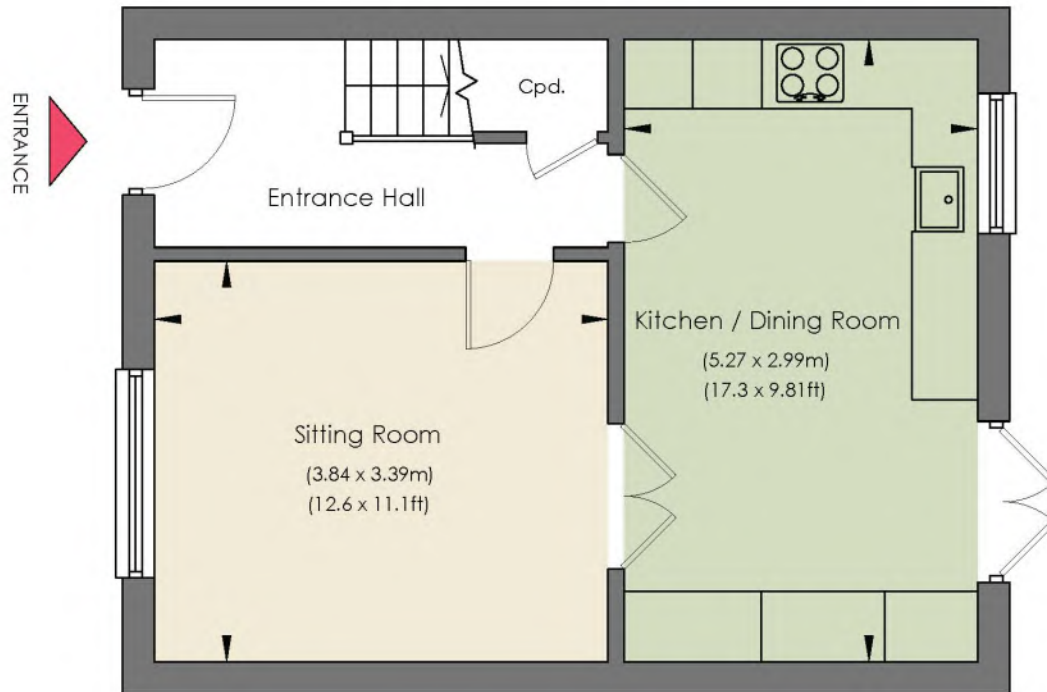
# The Mews, Church Street, Long Buckby

Approximate GIA (Gross Internal Area) = 74 sqm (797 sqft)

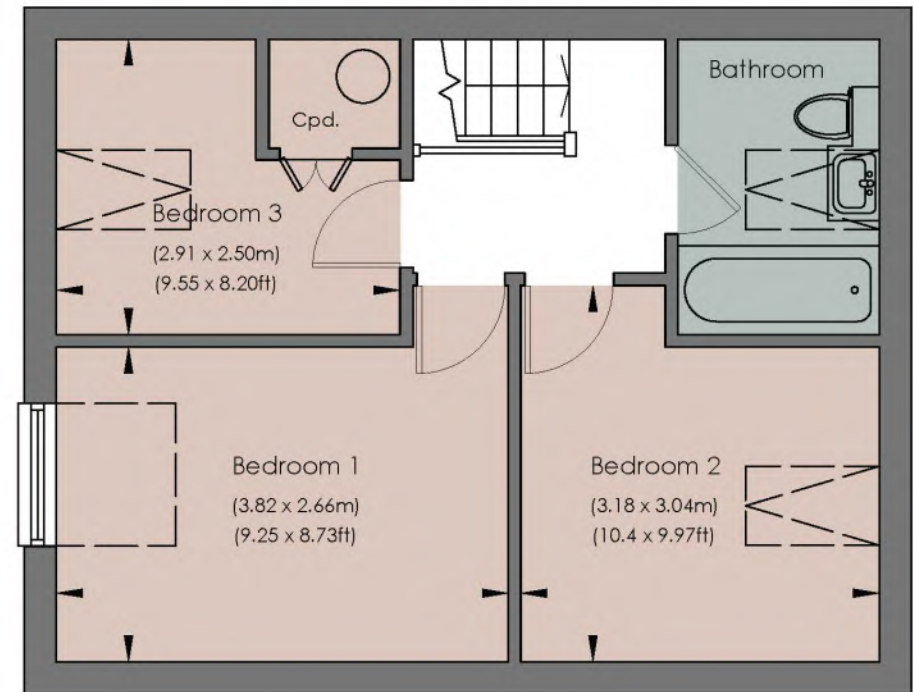


David Cosby Chartered Surveyors & Estate Agents

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.



GROUND FLOOR GIA = 37 sqm (398 sqft)



FIRST FLOOR GIA = 37 sqm (398 sqft)





LONG BUCKBY

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