



CEDAR HOUSE

Main Street, Church Stowe, NN7



DAVID COSBY
ESTATE AGENTS



Cedar House

Main Street, Church Stowe, NN7

Total GIA Floor Area | Approx. 122 sqm (1313 sqft)



3 Bedrooms



2 Receptions



2 Bathrooms

Features

- Contemporary detached home
- Peaceful village setting
- Hardwood timber-clad elevations
- Vaulted open-plan living space
- Folding doors opening to terrace and garden
- Three double bedrooms
- Principal bedroom with en suite
- Gated gravel parking with EV charging point
- South-east facing garden

Description

This contemporary detached family home is set on an elevated plot within the sought-after village of Church Stowe, enjoying a peaceful setting with a strong sense of space and outlook. Architecturally distinctive, the house is characterised by a multi-gabled roofline, vaulted internal spaces and hardwood timber-clad elevations, blending contemporary design with natural materials.

Internally, the accommodation is arranged around a generous open-plan living space designed to maximise natural light and provide a clear connection between inside and out. Vaulted ceilings, rooflights and extensive glazing enhance the feeling of volume, while the layout naturally defines kitchen, dining/snug and sitting areas for day-to-day family living.

Externally, the property offers ample gated parking with EV charging, and a thoughtfully arranged, south-east facing rear garden laid out across three tiers, providing a variety of seating areas and countryside views from the upper tier. The home is well placed for access to local market towns and wider connections, including Northampton, Towcester and Daventry.

A CONTEMPORARY DETACHED THREE-BEDROOM FAMILY HOME WITH VAULTED OPEN-PLAN LIVING SPACE, SET ON AN ELEVATED PLOT IN CHURCH STOWE



The Property

Entrance hall

The entrance hall is approached via a modern aluminium front door with frosted glazing and a full-height side light, bringing in excellent natural light. The hallway is notably wide and, combined with its high ceiling, creates an immediate sense of volume. Flooring is laid in a timber-effect luxury vinyl. Dark veneer internal doors with brushed chrome handles lead to the bedrooms and bathroom. A double-door airing cupboard with slatted shelving houses the thermal store and immersion heater, with additional space for linen and laundry.

Open-plan living area

A contemporary, three-zone space arranged beneath a vaulted ceiling with exposed timber ridge beams and steel portal frames. Electrically operated rooflights (with rain sensors) bring in excellent natural light and reinforce the sense of height. The layout is naturally divided into: a kitchen/breakfast area with central island; a dining/snug area with tri-fold doors to the side terrace; and a dual-aspect sitting room forming a more intimate family retreat.

Kitchen

Positioned to the rear, the kitchen is fitted with modern base units and complementary gloss-finish wall units, finished with quartz worktops and matching splashbacks in a terrazzo-style pattern. A central island provides additional storage and incorporates a breakfast bar for informal dining. A side window sits above a 1½-bowl sink with mixer tap, while folding doors open to the rear terrace and garden, strengthening the connection between inside and out. Integrated appliances include a four-ring hob with extractor over, a dishwasher and double oven, with provision for a washing machine, tumble dryer and an American-style fridge/freezer. Lighting includes three pendant fittings over the island/work area.

Sitting room

A dual-aspect space with vaulted ceiling and contemporary top-hung windows overlooking the rear garden, supplemented by a further window to the side aspect. Flooring continues in timber-effect luxury vinyl across the open-plan arrangement.

Dining room / snug

Centrally positioned within the open-plan layout, this flexible area comfortably accommodates a family dining table and soft seating. Tri-fold doors open to the side terrace, extending the space outside and providing excellent natural light.





The Property

Bedroom one

A well-proportioned double bedroom positioned to the right-hand side of the property. Built-in wardrobe storage is provided by a sliding, mirrored-door cupboard with high-level shelving and double-height hanging rails. Natural light is delivered via two top-hung windows to the side aspect. The room is finished with cut-pile carpeting and neutral décor, and offers ample space for additional freestanding furniture. A flush timber door leads through to the en suite.

En suite

Fitted with a three-piece suite comprising a shower cubicle with large-format ceramic tiling, a close-coupled WC and a pedestal wash-hand basin with mixer tap. The shower is finished with chrome fittings including both a handset and a fixed rose. Walls are finished in a neutral scheme, complemented by polished ceramic floor tiling. Natural light is provided by a full-height, top-hung window to the side aspect, with recessed ceiling spotlights and mechanical extraction ventilation.

Bedroom two

A further double bedroom positioned to the central left-hand side of the property, with a vaulted ceiling enhancing the sense of space. The room is finished with cut-pile carpeting and white-painted walls. Built-in storage is provided by a large sliding mirrored wardrobe with shelving and hanging rails.

Bedroom three

A dual-aspect double bedroom with excellent natural light from full-height windows with top-hung casements to both sides. The room is finished with a cut-pile carpet and white-painted walls. Recessed ceiling spotlights provide artificial lighting.

Bathroom

A contemporary four-piece suite comprising a corner shower enclosure with sliding glazed screens, a bath with mixer tap and handset, a close-coupled WC and a pedestal wash-hand basin with mixer tap. The shower is fitted with chrome controls including both a handset and a fixed rose. Large-format polished black ceramic tiling finishes both the walls and floor, creating a crisp, modern look. Natural light is provided by a top-opening window to the side aspect, complemented by recessed ceiling spotlights.







Grounds

Front aspect

Access is via a private drive from High Street over which the property enjoys a right of way, leading to a five-bar gated vehicular entrance to Cedar House. Beyond the gate, a gravel forecourt provides generous off-street parking and is enclosed by close-boarded perimeter fencing, with pedestrian access to the front entrance. An EV charging point is positioned to the front parking area.

The gravel surface continues along the side elevation to a paved terrace, suitable for outdoor seating, with direct access into the principal open-plan living space via a set of triple-fold, powder-coated aluminium doors. The paved terrace extends through to the rear garden.

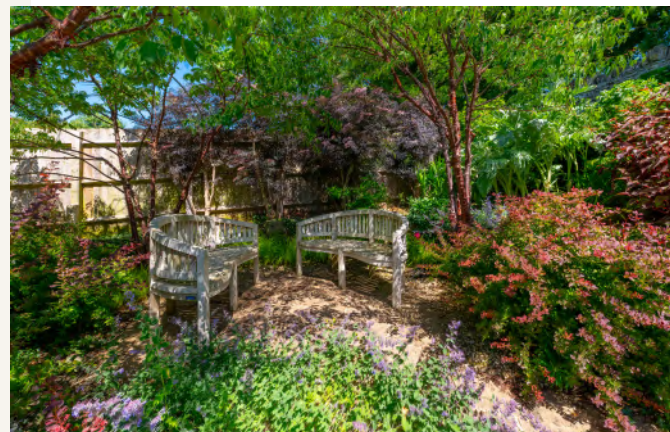
Rear garden

A south-east facing, three-tier garden with plenty of seasonal interest. The lower terrace provides a generous seating area with direct access from the open-plan kitchen/dining room, lending itself well to everyday use and outdoor entertaining. Two useful stores provide practical space for garden furniture and equipment.

A retaining wall with central masonry steps rises to the middle tier, where established boundary planting, decorative paving and a circular seating area create a second area to enjoy. Japanese flowering cherry trees form focal points and offer attractive spring blossom, while planted borders including rosemary and beech rose.

Riven stone-effect steps continue to the upper tier, which provides further seating space and far-reaching countryside views towards Borough Hill. Planting includes buddleia, rose and artichoke.

Boundaries are formed by slatted timber fencing to one side and close-boarded fencing to the other, with the rear boundary defined by an attractive coursed ironstone wall with stone-on-edge coping.





Location

This contemporary detached home occupies an elevated position in the heart of Church Stowe, a ridge-top village within the parish of Stowe Nine Churches, set close to historic Watling Street (A5) and surrounded by open countryside.

Just a short walk away is the unique Old Dairy Farm, a characterful collection of stone farm buildings—some dating to the sixteenth century—now home to independent shops, businesses, treatment spaces and artisan trades, with a popular café hosting seasonal events.

Church Stowe sits between Towcester and Daventry and is also well placed for Northampton and Milton Keynes. Road links include the A5 and the M1 (Junction 16). Rail services are available from Long Buckby railway station, Northampton railway station and Milton Keynes Central railway station, including direct services to London Euston.

There are various schooling options nearby including primary provision at Weedon Bec Primary School and The Bliss Charity School in Nether Heyford, with secondary options including Champion School & Language College in Bugbrooke and Sponne School in Towcester. Independent options in the region include Spratton School, Northampton High School for Girls, Rugby School and Quinton House in Upton.

Property Information

Local Authority: West Northamptonshire Council

Services: Water, Electricity, Private Drainage **Heating:** Electric Underfloor heating

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

Important Notice

Whilst every care has been taken in the preparation of these Sales Particulars, accuracy cannot be guaranteed and they do not constitute an offer or contract (or part of one). David Cosby Chartered Surveyors have not surveyed the property or tested any services, appliances, equipment or fittings and accordingly cannot confirm that they are in working order. Purchasers should not assume that the property has the benefit of all necessary statutory consents or approvals, including planning permission and Building Regulations approval. Any measurements are approximate. Photographs are provided for general guidance and do not imply that any item shown is included in the sale. Any plans are for illustrative purposes only and are not to scale.

*Prospective purchasers should satisfy themselves as to the condition of the property and all matters referred to within these particulars by inspection and independent enquiries. Any comments on condition are for guidance only and must not be relied upon. Upon acceptance of an offer, and in compliance with Anti-Money Laundering (AML) legislation, we will require proof of identity and source of funds for each purchaser. The cost of these checks is **£25 per person**.*



(c) Crown Copyright and Database Rights 2023 OS 100060020

Cedar House, Church Stowe, NN7

Approximate GIA (Gross Internal Area) = 122 sqm (1313 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 PLAN GIA = 122 sqm (1313 sqft)



CHURCH STOWE

01327 361664

enquiries@davidcosby.co.uk

www.davidcosby.co.uk



rightmove



DAVID COSBY
ESTATE AGENTS

Thinking of Selling?



MAKE SURE YOUR ESTATE AGENT IS REGULATED BY THE RICS

We are regulated by the Royal Institution of Chartered Surveyors (RICS) and have the benefit of Surveying and Legal expertise to help with your sale and purchase. Estate Agents who are regulated by the RICS uphold the core principles of transparency and provide the highest level of professional standards and ethics.

- No fixed-term contract
- No tie-in period
- A competitive 1.25% fee (inc. VAT)
- No Sale – No Fee

As an independent, family-run business, we place your best interests at the heart of everything we do, offering a personal, comprehensive service that larger corporate agencies simply cannot match.

If you are considering selling or would like further information then please contact us on **01327 361664** to arrange a no obligation market appraisal. Alternatively, visit our website at **davidcosby.co.uk**



Gareth Powell
MARLA
Sales & Lettings Manager



David Cosby
MRICS
Director | Building Surveyor



Virginia Church
MRICS
Building Surveyor



Natasha Cosby
MNAEA | Solicitor
Director | Practice Manager



Sadie Tyson
MNAEA
Sales & Lettings Agent



@ enquiries@davidcosby.co.uk

01327 361664

www.davidcosby.co.uk