



# Cross Hill

Brixworth, Northamptonshire

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SALES & LETTINGS





# Cross Hill

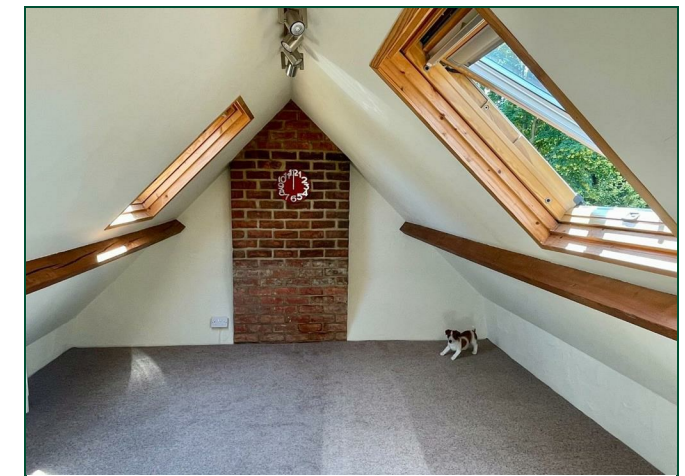
Brixworth  
NN6 9DB

Guide Price  
£500,000

A beautifully presented and well maintained 18th century cottage with wrap around gardens, large garage and off road parking. The property was extended in 1996 providing a luxurious kitchen/diner flooded with light and benefits gas radiator heating with a recently installed gas boiler earlier this year, sealed unit timber framed windows, character features throughout, contemporary 21st living and offered with no onward chain.

The accommodation comprises sitting room with wood burner, kitchen/diner with skylights, breakfast bar and integrated appliances to include oven with induction hob, fridge, freezer and dishwasher. Spacious utility/boot room giving access to the cloakroom/WC and rear garden and courtesy door to the large garage. Snug with chimney (wood burner not included) and a conservatory. To the first floor are two double bedrooms and a family shower room with stairs rising to a second floor landing giving access to a loft room (restricted head height) and a family bathroom. Outside, to the front elevation is double width off road parking and access to the 14ft square garage. Side gated pedestrian access leads to the delightful wrap around south/easterly landscaped walled garden which includes timber sheds incorporating power and a wood store. (A/1750/M)

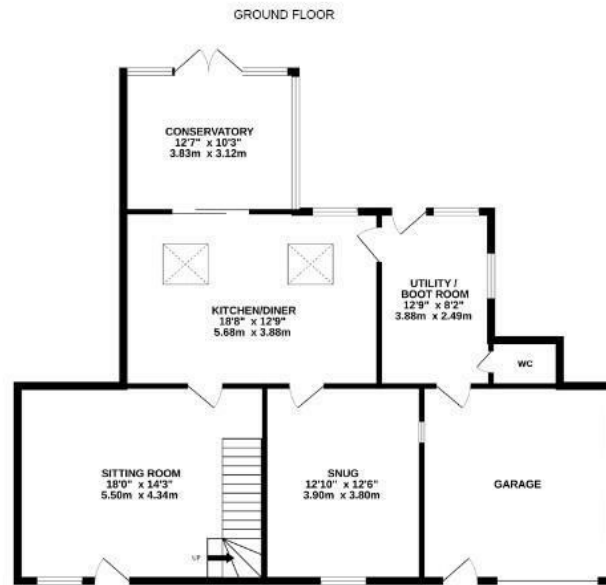
- Beautifully presented 18th Century cottage
- Kitchen/diner with skylights
- Two reception rooms
- South/easterly landscaped garden
- Driveway and large garage
- No onward chain





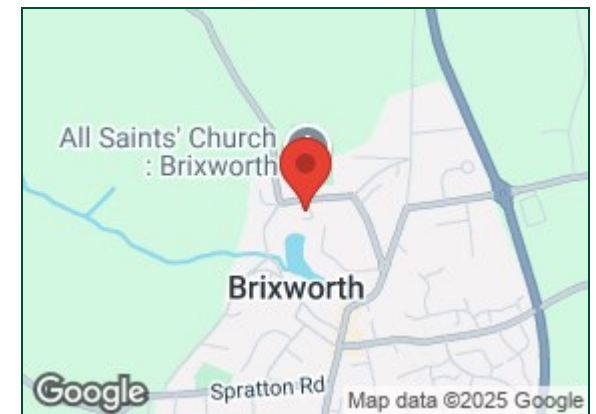






TOTAL FLOOR AREA : 1750sq.ft. (162.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Additional information

- Council Tax Band: D
- Energy Efficiency Rating: D

### Viewing

Viewing strictly by appointment – details below

### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

**O'Riordan Bond Brixworth Sales**

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