Rectory Farm Church Street
Broughton
Northamptonshire
NN14 1LU

£650,000 guide price

OSCAR JAMES

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FLOOR PLANS

GROUND FLOOR
1539 sq.ft. (143.0 sq.m.) approx.

1ST FLOOR
1266 sq.ft. (117.6 sq.m.) approx.

TOTAL FLOOR AREA : 2909 sq.ft. (270.3 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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AT A GLANCE...

- Three reception rooms
- Modern fitted kitchen
- Three double bedrooms plus annex
- Two bathrooms, ground floor shower room and WC
- Beautiful wrap around garden
- Off road parking and wooden car port with workshop

WHAT'S GREAT?

A charming, grade II listed farmhouse dating back to 1770 situated in the heart of this delightful Northamptonshire village which benefits from a superb annex/home office perfect for working from home or for a relative as a separate living space, fully modernised to a high standard with living space, shower room, kitchen and mezzanine level providing an additional bedroom to the three in the main house.

This beautiful, Norfolk Reed thatched home offers superb accommodation across two floors with an abundance or original features.

Internally the accommodation comprises; reception hall, lounge, dining room with access to a wine cellar, family room with Rayburn, kitchen, utility room / ground floor shower room and separate wc.

On the first floor expect to find three double bedrooms and two family bathrooms one of which is newly fitted with a free standing roll top bath taking in the views opposite the property and a separate shower cubicle.

Outside you will find an enclosed wrap around garden which enjoys views over towards the church spiral and offers a high degree of privacy.

There are also two driveways and an oak framed double car port. The annex has been converted to an excellent standard with ground floor living space, kitchen and shower room and mezzanine bedroom which is accessed from a spiral staircase.

Viewing is essential, too arrange yours contact sole selling agents, Oscar James on 01536 415 777.

...expect excellence

SELLER'S SECRET

We love the peaceful, quiet location of the house and we love the village. We bought the property because of the original features and the generous outside space and parking which is important to us. We are simply looking to sell as we have seen a development opportunity close by.

Why we like it....

We just love this property! From its superb edge of village location which is ideal for dog walking to the superb village pub.

We also love the versatility of the annex which in our opinion has been finished to a superb standard and could also double up as a work from home studio or granny annex.

If its a chocolate box cottage in an excellent location that you're after this is certainly worth a look.

OSCAR JAMES

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To buy or not to buy....