



WAITS YARD

Litchborough, Towcester, NN12 8LX



DAVID COSBY
ESTATE AGENTS



Waits Yard

Litchborough, Towcester, NN12 8LX

Total GIA Floor Area Exc. Garage | Approx. 150 sqm (1615 sqft)



4 Bedrooms



2 Receptions



3 Bathrooms

Features

- Village location and cul-de-sac position
- Immaculately presented detached family home
- Four bedrooms with two en-suites and family bathroom
- South facing garden and detached double garage
- Triple aspect sitting room with French doors and wood stove
- Large kitchen / dining room
- Enclosed south facing garden
- Solar panel hot water heating
- Blakesley Primary School and Sponne Catchment

Description

An immaculately presented detached family home occupying a corner plot position in a quiet cul-de-sac within the desirable village of Litchborough. Built in 2013, the property benefits from front, side and rear gardens and a large detached double garage with driveway providing off-road parking. The property is of red brick construction beneath pitched and tiled roofs and has a delightful patio area with bespoke canopy providing year-round alfresco entertainment. Accommodation briefly includes triple aspect sitting room with log-burner, large reception room, kitchen / dining room, cloak room, galleried landing, four bedrooms, two en-suites and family bathroom.



Litchborough is a charming rural village situated in the picturesque Northamptonshire countryside, not far from the market town of Towcester. Surrounded by rolling hills and agricultural land, this quiet setting offers a tranquil place to set down roots.

The Property

Entrance Hall

The property is accessed via a large, slatted oak door with full height double glazed side panel beneath a useful covered porch providing space for log storage. The entrance hall has solid flush oak doors leading to the principal ground floor rooms. There is also a useful cupboard with fitted shelving. Walls are neutrally decorated, and floors are finished with oak Karndean boards. A flight of timber stairs leads to the first-floor accommodation.

Sitting Room

A large triple aspect space with a delightful feature fireplace housing a wood-burning stove. Floors are fitted with matching oak Karndean boards and walls are neutrally decorated. The room benefits from good natural sunlight with windows to two aspects. A set of timber double-glazed French doors opens onto the patio area and sun canopy making this a wonderful space for entertaining and alfresco dining.

Reception Room

A further triple aspect space suitable for a range of uses including as a study, family room or dining room. Natural lighting is provided by two casement windows to the front and side elevations. A part glazed door with five bar locking mechanism opens to the side garden and provides further natural light.

Kitchen / Dining Room

The large kitchen / dining room is located to the rear left-hand side of the property and benefits from French doors which open onto a delightful patio area. Floors are finished with large porcelain tiles and walls are neutrally decorated with tasteful metro tiles. There is ample space in the centre of the room for a large dining room table and chairs. The kitchen is well equipped with a good range of quality base and wall units with brushed chrome handles and integral appliances including fridge-freezer, dishwasher and two door electric oven. There is a four-burner gas hob with brushed chrome extractor hood over and the stainless steel, two basin sink with drainer is fitted with a chrome mixer tap.

Cloakroom

Always useful, a ground floor cloakroom with white close-coupled style WC and pedestal style wash hand basin. Floors are finished with porcelain tiles and natural light and ventilation is provided via a small obscure glazing window.



The Property

First Floor Landing

The first-floor galleried landing is a spacious area with natural lighting from a casement window overlooking the front aspect and matching loop pile carpet throughout. Laminated oak flush doors lead to the bedrooms and family bathroom. Extra storage space is provided within the airing cupboard which is accessed via double swing oak doors and fitted with useful slatted pine shelves. The airing cupboard also houses a large thermal hot water store with emersion heater. Walls are neutrally decorated and there is a hinged and insulated ceiling hatch providing access to the roof void.

Master Bedroom

A large dual aspect double bedroom with front and rear elevation views via timber casement windows. Floors are finished with matching loop pile carpet and walls are tastefully decorated with patterned lining paper to the feature elevation. Storage space is provided by way of two separate cupboards, the first being a small single door cupboard with full height shelving and the second being a larger double door cupboard with clothes rail and upper shelving. A solid oak door provides access to the ensuite.

Master Bedroom En-Suite

A three-piece suite comprising double width shower with glazed sliding screen, close coupled WC, and wall mounted wash hand basin with chrome mixer tap. Natural lighting and ventilation are provided by a frosted casement window to the rear elevation and walls are neutrally decorated with part oversized ceramic tiling to the shower cubicle and behind sanitary appliances. Artificial lighting is provided by two evenly spaced recessed lights and mechanical ventilation has been fitted. A full height chrome ladder towel rail provides heating and floors are finished with marble effect ceramic tiles.

Bedroom Two

A further double bedroom with ensuite located to the rear left-hand side of the property. Natural lighting is provided by timber casement windows overlooking the main garden and floors have matching cut pile carpet. Walls are neutrally decorated and similar storage space to the master bedroom has been provided by way of a single door cupboard with full height shelving and a double door cupboard with clothes rail and upper shelving. An oak door leads to the ensuite.



The Property

Bedroom Two Ensuite

Another three-piece suite comprising double width shower with glazed sliding screen, close coupled WC, and wall mounted wash hand basin with chrome mixer tap. Natural lighting and ventilation are provided by a frosted casement window to the rear elevation and walls are neutrally decorated with part oversized ceramic tiling to the shower cubicle and behind sanitary appliances. Artificial lighting is provided by two evenly spaced recessed lights and mechanical ventilation has been fitted. A full height chrome ladder towel rail provides heating and floors are finished with marble effect ceramic tiles.

Bedroom Three

A smaller double bedroom but with similar storage space to the master bedroom and bedroom two by way of a single door cupboard and a double door wardrobe with upper shelving. Carpeting flows through from the landing area and there is a two-unit casement window overlooking the main garden.

Bedroom Four

Bedroom four is a single bedroom with two-unit casement window overlooking the front aspect. This guest bedroom is neutrally decorated and has matching loop pile carpet.

Family Bathroom

The family bathroom is situated to the left-hand side elevation and comprises a white suite of bath with shower over, wall mounted wash hand basin and close-coupled style WC. Walls are partly tiled with oversized ceramic tiles and similar large tiles to the floor. Ventilation is provided via a small obscure glazed window.



Grounds

Front Aspect

The property is set at the end of a quiet cul-de-sac in Waits Yard occupying a large corner plot with block paviour driveway leading to a detached brick double garage and a lawn area with well-tended shrubs and a twisted willow. A useful timber canopy with plain clay tile roof and brick supporting walls leads to the main front entrance and provides useful storage space for outdoor boots and logs for the wood-burner. There is gated access to the side elevation leading to the side and rear gardens. The block paved drive provides off-road parking for several vehicles.

Side and Rear Gardens

The enclosed side and rear gardens are bounded by close board timber fencing with upper trellising and have perimeter pathways and a good-sized patio area with part engineering brick retaining wall and powder coated aluminium canopy providing the perfect space for entertaining in all weathers. The far rear of the garden is laid to lawn with a number of small shrubs and there is a further lawned area to the side garden. A small timber shed has been erected behind the double garage for general storage and garden utensils.

Garage

The property benefits from a large, detached brick-built garage beneath a dual pitched timber roof clad with plain tiles. This double garage has aluminium up-and-over doors and separate pedestrian access to the side garden. Power and lighting have been provided and the roof space is partially boarded for storage purposes.



Location

Litchborough is a charming rural village situated in the picturesque Northamptonshire countryside, not far from the market town of Towcester. Surrounded by rolling hills and agricultural land, this quiet setting offers a tranquil place to set down roots.

Architecturally, the village boasts a pleasing mix of traditional stone cottages and more prestigious country homes, such as the Grade II Listed Litchborough Hall.

Litchborough is part of the Lambfold Benefice, which includes four local villages. The Grade II* Listed Church of St. Martin, located in the centre of the village, is a wonderful example of Gothic architecture, featuring an embattled tower adorned with unique grotesque heads. Inside, it houses relics and stained-glass windows, notably including a recumbent effigy of Sir John Needham, a significant figure in Litchborough's history.

For families residing in or considering moving to Litchborough, the area is served by several state schools, including Blakesley Church of England Primary School, which offers a community-oriented educational environment. For secondary education, students typically attend schools in the larger nearby towns such as Champion School in Bugbrooke and Sponne School in Towcester. Both schools offer a broad curriculum catering to students aged 11 to 18 years. Private schooling options in the region include Northampton High School and Quinton House School in Upton.

Given its access to major roads, proximity to towns with rail services to London and other cities, and the quality of life it offers, Litchborough is an ideal option for commuters. It provides a balanced lifestyle for professionals who work in the city but seek a peaceful retreat at home.

Property Information

Tenure: Freehold

Local Authority: West Northamptonshire Council (South Northamptonshire Area)

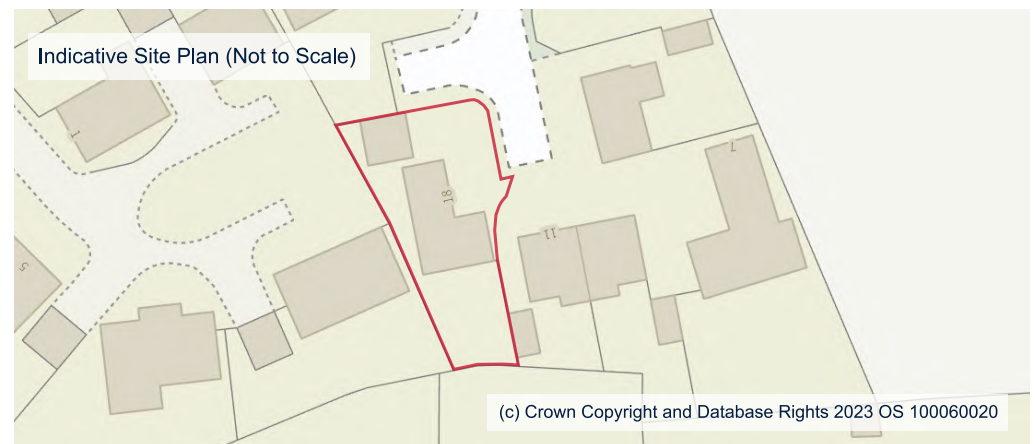
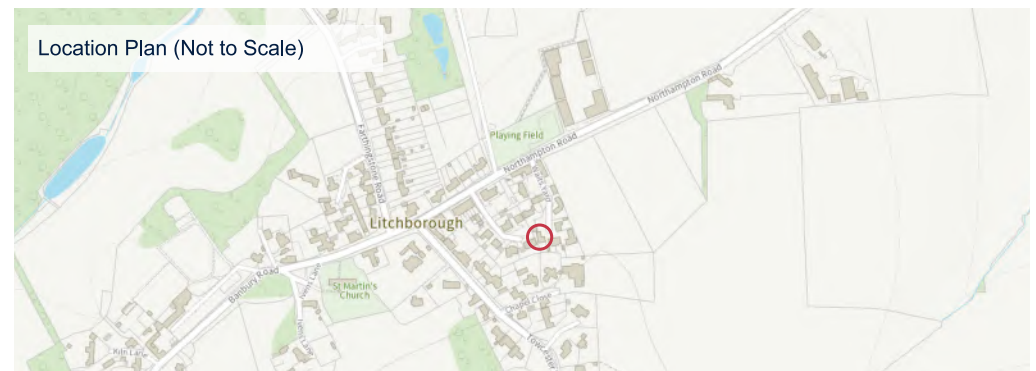
Services: Water, Drainage, LPG, Electricity, and Solar Panel Hot Water Heating

Council Tax: Band F **EPC:** Rating B

Management Company: Yes **Maintenance / Service Charge:** TBC

Important Notice

Please note that these particulars are subject to the approval of the property owner. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible. Whilst every care has been taken with the preparation of these particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. Any measurements given within the particulars are approximate and photographs are provided for general information only. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property. On acceptance of an offer, prospective purchasers will need to provide identification and proof of funds in compliance with Anti-Money Laundering legislation.



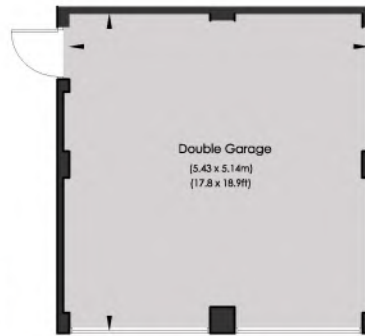
Waits Yard, Litchborough, NN12 8LX

Approximate GIA (Gross Internal Floor Area) Exc. Garage = 150 sqm (1615 sqft)



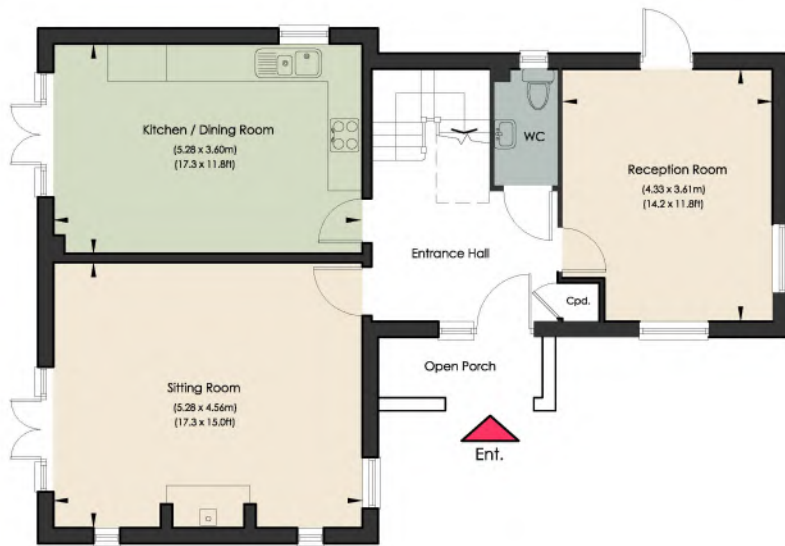
David Cosby Chartered Surveyors & Estate Agents

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.



Double Garage
(5.43 x 5.14m)
(17.8 x 18.9ft)

GARAGE GIA = 28 sqm (301 sqft)



GROUND FLOOR GIA = 75 sqm (807 sqft)



FIRST FLOOR GIA = 75 sqm (807 sqft)



LITCHBOROUGH

01327 361664

enquiries@davidcosby.co.uk

www.davidcosby.co.uk



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 01327 361664  enquiries@davidcosby.co.uk

www.davidcosby.co.uk