

NEW INSTRUCTION



# THE BUNGALOWS

Miadford, Towcester, NN12 8HG



DAVID COSBY  
ESTATE AGENTS



# The Bungalows

Maidford, Towcester, NN12 8HG

Total GIA Exc. Outbuilding | Approx. 39 sqm (420 sqft)



1 Bedrooms



1 Receptions



1 Bathrooms

## Features

- Semi-Detached Bungalow
- Picturesque Village Location
- Elevated Position
- Spacious Block-Paved Driveway
- Multi-Fuel Stove
- Well-Tended Rear Garden
- Versatile Brick Outbuilding
- Double-Glazed Windows

## Description

A well-maintained and characterful semi-detached bungalow, situated in the picturesque South Northamptonshire village of Maidford. Constructed of facing brick beneath a hipped and tiled roof, the property enjoys an elevated position on a generously sized plot, with a spacious block-paved driveway providing ample off-road parking.

The attractive rear garden has a charming cottage-style feel, featuring established herbaceous borders, raised seating areas, and a central brick-built outbuilding. Designed in keeping with the main dwelling, the outbuilding sits beneath a hipped and tiled roof and offers a versatile space suitable for storage, a utility area, or a home office.

The property offers well-planned accommodation, with all principal rooms leading off from the entrance hall, complemented by a versatile brick-built outbuilding.



A well-maintained and characterful semi-detached bungalow in the picturesque village of Maidford, featuring an elevated plot, a spacious driveway, a charming rear garden, and a versatile brick-built outbuilding suitable for storage, a utility area, or a home office.

# The Property

## Entrance Hall

The main entrance is approached via a recessed brick porch with steps leading up to a part-glazed panelled door featuring a three-bar locking mechanism. The entrance hall is finished with herringbone timber-effect vinyl flooring and includes a fitted coir grab mat.

All principal rooms lead off from the entrance hall, which also houses a useful storage cupboard with a fitted shelf and top-hung side casement window. This cupboard accommodates the digital electricity meter and consumer unit. The walls are finished with two-tone emulsion and feature a high-level perimeter dado rail.

## Kitchen

Situated at the rear left-hand side of the property, the kitchen is fitted with roll-top work surfaces and bespoke pine cottage-style units. Integrated appliances include a built-in single-door electric oven and a four-burner induction hob. A stainless-steel sink with chrome pillar taps is positioned beneath a double-glazed casement window to the side elevation. The flooring is finished with timber-effect vinyl, and a contemporary powder-coated radiator provides heating. A part-glazed door with a three-bar locking mechanism offers direct access to the rear patio.

## Sitting Room

A well-proportioned reception room located at the front right-hand side of the property. A polished stone fire surround with a quarry tile hearth houses a traditional multi-fuel stove, creating a charming focal point. A three-unit casement window to the front aspect allows for excellent natural light, and floor area finished with loop-pile carpeting. The walls feature two-tone emulsion with a profiled perimeter picture rail, and there is space for a small dining table and chairs if required.



## The Property

### Bedroom

A double bedroom located at the rear right-hand side of the property, enjoying pleasant views over the rear garden through a two-unit casement window. The walls are finished with two-tone emulsion and a profiled perimeter picture rail, while the flooring is laid with cut-pile carpet.

### Bathroom

Fitted with a modern three-piece suite comprising a bath with an electric shower over and a hinged tempered glass screen, a ceramic washbasin with a contemporary chrome mixer tap set within a white vanity unit, and a close-coupled WC.

Natural light is provided via a frosted window with a top-hung opening casement. The walls are finished with marble-effect Aqua panels, and the floor is laid with stylish grey ceramic tiles.

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# Grounds

## Front Aspect

Set back from High Street, the property enjoys an elevated position with a dropped kerb providing vehicular access to a spacious block-paved driveway. Designed with a hammerhead layout for ease of turning, the driveway is flanked by two well-maintained lawns, including a delightful Magnolia tree within a raised gravel bed, now coming into bloom.

The front boundary is defined by a rustic ironstone wall, while the right-hand boundary is enclosed by low-level close-board fencing. A small timber storage cupboard with a hinged door provides a convenient space for log storage, and a gated side access leads to the rear garden.

## Rear Garden

The deceptively large rear garden is thoughtfully designed to offer multiple seating areas and a blend of lawn, patio, and gravelled spaces. A raised timber seating area is conveniently accessed from the kitchen, while a meandering gravel pathway leads through a decorative metal gate to a further garden area. This section includes a well-kept lawn, planted borders, and a raised timber decking area. A large timber shed, featuring double swing doors beneath a pitched and felted roof, provides additional storage. At the far end of the garden, a secluded gravelled area with a bench offers a peaceful retreat.

Boundaries comprise a combination of timber post-and-panel fencing to the right-hand side and a well-maintained laurel hedge to the left. The rear boundary is formed of roughly hewn ironstone with a slate tile crease and cement coping.

## Outbuilding/Home Office

A solid brick-built outbuilding, constructed to match the main dwelling, sits beneath a hipped timber roof structure clad with plain clay tiles and half-round concrete ridge and hip tiles. Currently utilised as a utility area, it includes base units with roll-top work surfaces and space for a fridge freezer and tumble dryer. The interior is dry-lined and finished with emulsion, with a durable loop-pile carpet laid over the solid concrete floor. A top-hung double-glazed casement window to the rear elevation provides natural light, and the space benefits from a separate fused electrical supply, power points, and a central pendant light. Access is via a part-glazed panelled door.



## Location

Maidford is a small and peaceful village in South Northamptonshire, set along a tiny tributary of the River Tove and lying below the high ground that stretches westward towards Fawsley Hall. Surrounded by rolling countryside, the village enjoys a rural setting while still being within easy reach of everyday amenities in the nearby market town of Towcester, around eight miles to the southeast, which offers supermarkets, independent shops, restaurants, and leisure facilities including a swimming pool and gym. Daventry, approximately ten miles to the north, provides further shopping, dining, and recreational options.

For families, there are well-regarded schools in the surrounding area, including Blakesley Church of England Primary School and Nicholas Hawksmoor Primary School in Towcester. Secondary education is available at Sponne School in Towcester, which has been rated 'Outstanding' by Ofsted, while independent schools such as Northampton High School for Girls and Winchester House School in Brackley are within a reasonable distance.

The surrounding countryside offers numerous scenic walks right from Maidford's doorstep, perfect for nature enthusiasts. Additionally, the nearby Canons Ashby, a National Trust property, provides a fascinating historical and cultural experience and is a lovely place to visit to enjoy the working gardens followed by tea and cakes at the café.

Despite its rural feel, Maidford is well connected by road, with the A5 and A43 providing easy access to the M1 and M40. This makes it a convenient location for commuters travelling to Northampton, Milton Keynes, or Oxford. Rail services are available from Northampton and Banbury, offering direct connections to London and Birmingham.

## Property Information

**Local Authority:** West Northamptonshire Council

**Services:** Water, Drainage, LPG & Electricity

**Council Tax:** Band B    **EPC:** E

**Broadband:** Ultra Fast Broadband Available 1000Mbps

## 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.*

National Trust Canons Ashby



Location Plan (not to scale)



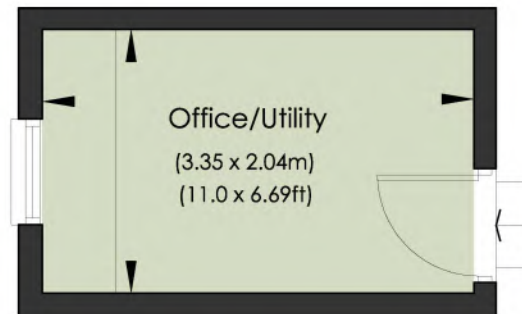
# The Bungalows, Maidford, Towcester, NN12 8HE

Approximate GIA (Gross Internal Floor Area) Exc. Outbuilding = 39 sqm (420 sqft)

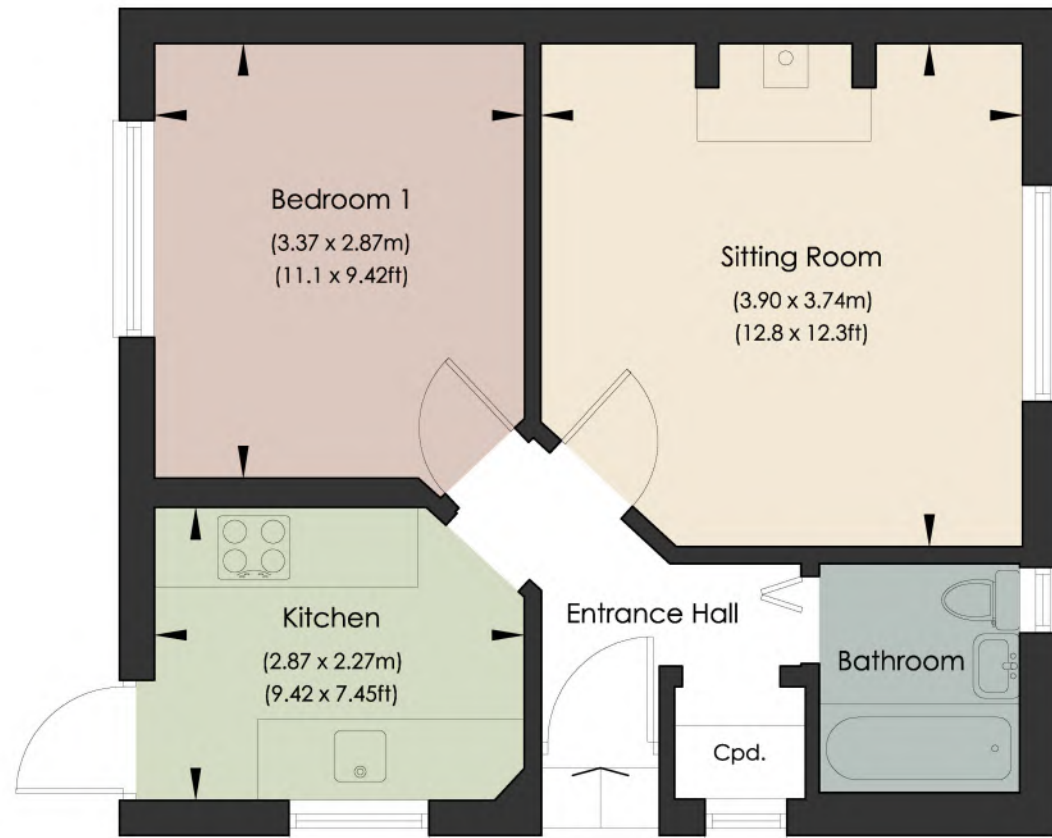


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This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. 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.



**OUTBUILDING**  
GIA = 7 sqm (75 sqft)



**GROUND FLOOR GIA = 39 sqm (420 sqft)**





TOWCESTER

01327 361664

[enquiries@davidcosby.co.uk](mailto:enquiries@davidcosby.co.uk)

[www.davidcosby.co.uk](http://www.davidcosby.co.uk)



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Building Surveyor



**Natasha Cosby**  
**MNAEA | Solicitor**  
Director | Practice Manager



📞 01327 361664    @ enquiries@davidcosby.co.uk

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