

NEW INSTRUCTION



THE GREEN  
Braunston, NN11 7HW



DAVID COSBY  
ESTATE AGENTS







# Welton House

Eastfields, Braunston, NN11 7AD

Total GIA Inc. Garage | Approx. 144 sqm (1550 sqft)



4 Bedrooms



2 Receptions



2 Bathrooms

## Features

- Detached Family Home
- Desirable Village Location
- Well-Proportioned Accommodation
- Four Generous Bedrooms
- Integral Garage and Off-Road Parking
- Well-Maintained Tiered Gardens

## Description

A detached four-bedroom family home situated on a prominent plot in the heart of the desirable village of Braunston with well-maintained, tiered gardens at both the front and rear. The property enjoys pleasant views over the village green, with a dropped kerb providing vehicular access to a block-paved driveway and an integral single garage.

Inside, a welcoming porch leads to a spacious hallway with useful storage. The sitting room, with its feature fireplace and bay window, flows into the dining room, where French doors open onto the patio. The well-equipped kitchen includes modern appliances, with an adjoining utility room and a ground-floor cloakroom.

Upstairs, the galleried landing leads to four bedrooms, including a principal with built-in wardrobes and a second double with an ensuite. A family bathroom serves the remaining rooms.

The rear garden features a patio, lawn, mature planting, a tranquil water feature, and a summerhouse—perfect for relaxing outdoors.



A well-presented four-bedroom detached home in the heart of Braunston, featuring spacious living areas, landscaped tiered gardens, a garage, and scenic views over the village green.



# The Property

## Entrance Porch

The entrance porch is a bright and welcoming space, with excellent natural light from its perimeter double-glazed windows. The white emulsion walls create a fresh feel, while the oak-effect Amtico flooring adds warmth and practicality.

## Entrance Hall

The entrance hall is a well-proportioned space with matching oak-effect Amtico flooring. A straight-flight staircase leads to the first-floor accommodation and features chamfered oak balustrades and a matching handrail. Cleverly integrated storage beneath the stairs includes modern 'push' opening white drawer units, offering ample space to keep the area tidy.

## Cloakroom

The suite includes a wall-mounted ceramic wash basin with a chrome mixer tap and a close-coupled WC, positioned beneath a side window that provides natural light.

## Sitting Room

A spacious and inviting room featuring a large segmental oriel bay window that offers picturesque views over the village green. The room is finished with cut-pile carpeting and has a neutral décor, complemented by perimeter ovolo coving. A recessed fireplace with a multi-fuel stove and a polished stone hearth serves as an attractive focal point. Glazed double sliding doors connect the sitting room to the dining room, allowing for an open-plan feel while also providing the option for a separate, cosy living space.

## Utility

Accessed from the entrance hall, the utility room is a practical and well-designed space with terracotta-style floor tiles and a range of Shaker-style base units offering useful storage. A Belfast-style ceramic sink with a chrome mixer tap is set into oak work surfaces, with cottage-style tiled splashbacks. The walls are neutrally decorated with low-level timber panelling, and a part-glazed door with a three-bar locking mechanism provides access to the side of the property. There is also space and plumbing for a washing machine, making this a functional and convenient space for household tasks.





## The Property

### Kitchen

The kitchen/breakfast room is a bright and well-appointed space, featuring a large three-unit window overlooking the pleasant rear garden. The room is fitted with a range of quality base and wall units, finished with acrylic work surfaces and matching upstands. A composite one-and-a-half bowl sink with a drainer and mixer tap is positioned beneath the window. There is ample space for a large fridge-freezer, while built-in appliances include a four-burner NEFF induction hob with an extractor hood, one oven and one combination microwave with pyrolytic cleaning, and an integrated dishwasher. The oak-effect Amtico flooring adds warmth, and a dedicated space for a breakfast table makes this a practical and sociable area. A timber flush door provides access to a large pantry with fitted shelving and lighting, while a glazed timber-panel door leads into the dining room.

### Dining Room

The dining room is a versatile and inviting space, ideal for both everyday meals and entertaining. Double-glazed French doors with matching sidelights open onto the rear patio, connecting indoor and outdoor living. The room is finished with plush cut-pile carpeting, continuing from the sitting room and the walls feature embossed lining paper with an emulsion finish. With its generous proportions and direct garden access, this space is perfect for formal dining, family gatherings, or alfresco meals in warmer months.

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# The Property

## Bedroom 1

A spacious double bedroom with views over the village green. The room is finished with cut-pile carpeting and walls featuring embossed lining paper with decorative banding. A substantial built-in six-door pine wardrobe with integrated drawers provides ample storage space.

## Bedroom 2

A well-proportioned double bedroom featuring a three-unit window overlooking the rear garden. The room is finished with cut-pile carpeting and a combination of emulsion-painted walls and decorative lining paper.

## En suite

The en-suite is fitted with a three-piece suite, including a shower cubicle, a ceramic wash basin with a chrome mixer tap set atop a white vanity unit, and a close-coupled WC with a heated bidet toilet seat. Neutrally decorated, the space benefits from recessed spotlights and mechanical extractor ventilation for comfort and practicality.

## Bedroom 3

Located at the rear left-hand side of the property, this double bedroom is currently used as a home office. A three-unit window provides pleasant views over the rear garden, while the cut-pile carpeting and neutral décor create a comfortable and versatile space. The room benefits from built-in storage, with two double swing-door wardrobes featuring fitted clothes rails and low-level shelving, offering ample storage solutions.

## Bedroom 4

A versatile bedroom featuring a three-unit dormer window overlooking the village green. The room is finished with cut-pile carpeting and walls with embossed lining paper and an emulsion finish. Currently used as a hobby room and guest space, this room offers flexibility for a variety of uses.

## Bathroom

The family bathroom is fitted with a four-piece suite, including a bath with a chrome mixer tap and shower hose, a quadrant shower cubicle with a tempered sliding glass screen and full-height Aqua panels, a ceramic wash basin set within a vanity unit, and a close-coupled WC. The walls feature half-height ceramic tiling with mosaic banding, while a top-hung frosted casement window provides natural light. A chrome ladder towel rail provides heating.





# Grounds

## Front Aspect

Set back from the green on an elevated plot, the property enjoys an attractive frontage with a block-paved driveway providing ample off-road parking. Dual gated access leads to the rear garden via a decorative metal gate set within a brick arch on the right-hand side and a timber ledged-and-braced gate on the left. The front garden has a charming cottage-style design, featuring a circular lawn with a central tree, surrounded by established shrubs and plants. Brick retaining walls with engineering brick coping define the space.

The property itself is visually appealing, with red facing brickwork, first-floor vertical tiling, and a distinctive cat-slide roof extending over the integral garage. The front porch, has matching mono-pitched tiled roof and perimeter glazing while a segmental oriel window with a decorative lead capping adds architectural interest.

## Rear Aspect

The two-tiered rear garden is well-maintained, offering a mix of patio and lawn with a variety of mature planting. A paved patio area provides an ideal space for outdoor dining and relaxation, bordered by a brick retaining wall with steps leading up to the elevated lawn. The upper garden features gravel borders, established shrubs, and trees, including privet hedges, silver birch, and rose bushes. A tranquil stone pond with a waterfall feature enhances the peaceful atmosphere. To the right-hand side, a raised seating area with timber balustrading overlooks the entire garden, creating a perfect spot to enjoy sunny afternoons.

A large, stained timber summerhouse with a dual-pitched felted roof sits in the rear corner, offering an additional retreat for relaxation, reading, or potting plants.

## Garage

The integral garage is positioned at the front right-hand side of the property and is accessed via an aluminium up-and-over door. Inside, there is space to accommodate a car, with an additional workshop area at the rear for storage or DIY projects. Lighting is provided by a traditional strip light, and multiple power points have been installed for convenience. The digital electric meter, modern consumer unit, and the inverter for the air source heat pump are all mounted at high level.





## Location

Braunston is a charming village situated on the western edge of Northamptonshire, near the Warwickshire border. It offers a good range of local amenities, including a convenience store with a post office, a butcher, a hair salon, a café, a fish and chip takeaway, and several public houses—all within easy walking distance of the property.

The village enjoys a scenic hilltop setting, with breathtaking views of the surrounding countryside. A notable landmark is the striking spire of All Saints' Church, which is visible for miles and serves as a well-known guide for both road travellers and canal users navigating the Grand Union and Oxford canals.

For families, Braunston Church of England Primary School is well-regarded, while secondary options include Ashlawn School in Rugby and Guilsborough Academy, both offering strong academic and extracurricular opportunities. Independent schooling is also available nearby, with Rugby School and Princethorpe College within a reasonable commuting distance.

Braunston is well connected for commuters. The A45 provides easy access to Daventry and Rugby, while the M1 and M6 motorways offer convenient routes to Northampton, Birmingham, and London. Rugby railway station, approximately seven miles away, provides fast and frequent services to London Euston in as little as 50 minutes, as well as connections to Birmingham and other major destinations. For air travel, Birmingham Airport is within a 40-minute drive, offering both domestic and international flights.

## Property Information

**Local Authority:** West Northamptonshire Council

**Services:** Water, Drainage, Solar Panels, Air Source Heat Pump, & Electricity

**Council Tax:** Band D    **EPC:** C

**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.*



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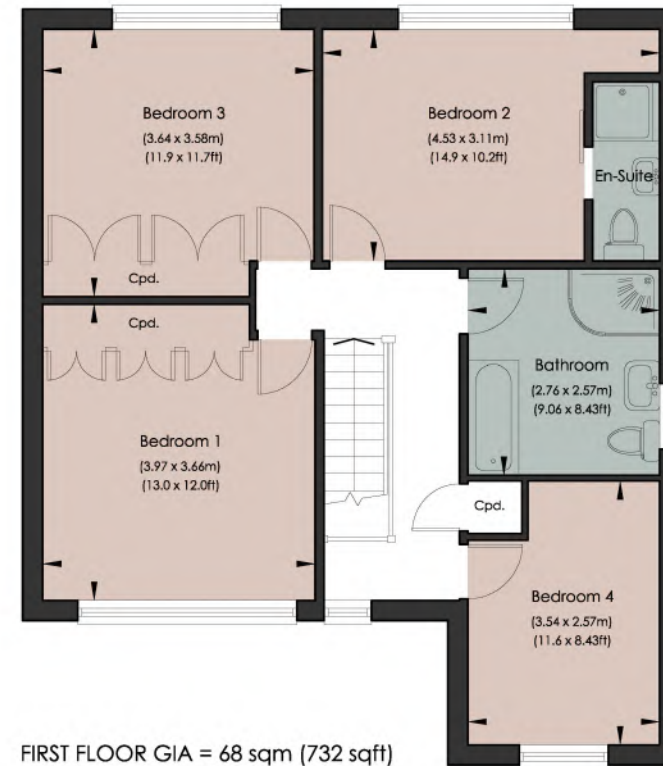
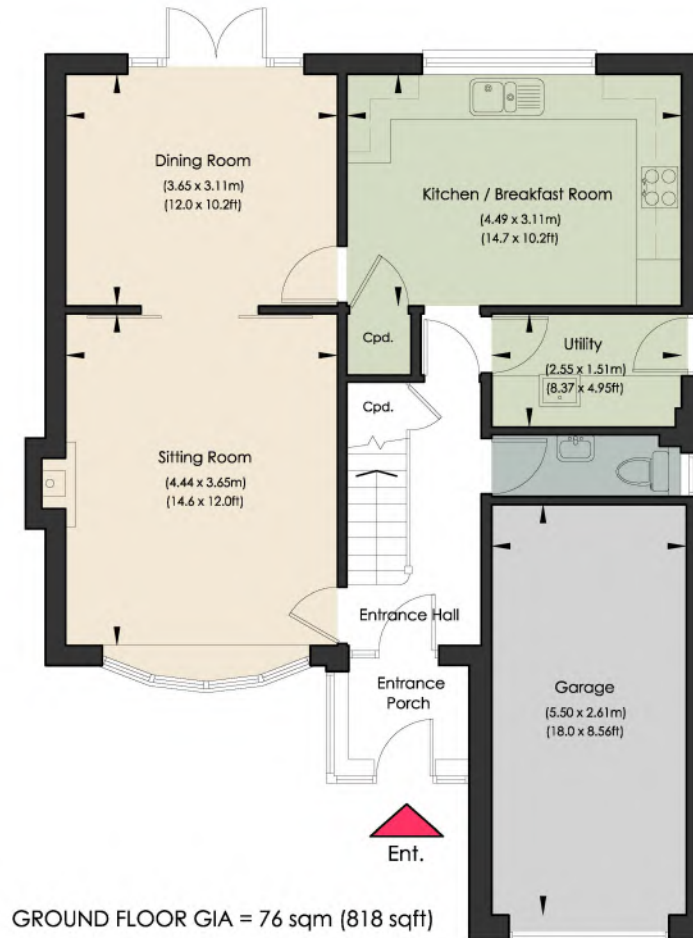
# The Green, Braunston, NN11 7HW

Approximate GIA (Gross Internal Floor Area) Inc. Garage = 144 sqm (1550 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.







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