

NEW INSTRUCTION



WELTON HOUSE
Braunston, NN11 7AD

 **DAVID COSBY**
ESTATE AGENTS



Welton House

Eastfields, Braunston, NN11 7AD

Total GIA | Approx. 94 sqm (1012 sqft)



2 Bedrooms



1 Reception



1 Bathroom

Features

- Penthouse apartment with far-reaching countryside views
- Two double bedrooms
- En-suite shower room to master bedroom
- Open-plan living and dining space
- Well-appointed kitchen
- Family bathroom
- Spacious entrance hall
- Secure underground parking
- Sought-after village location

Description

A beautifully presented and well-proportioned penthouse apartment offering two double bedrooms, an en-suite shower room, and secure underground parking. Situated on the edge of the picturesque and thriving village of Braunston, this impressive property benefits from high ceilings, spacious accommodation, and exceptional countryside views. Finished to a high standard, the apartment forms part of a well-maintained development with landscaped communal gardens, featuring carefully tended lawns and mature herbaceous borders.

Constructed in red facing brick beneath a steeply pitched slate roof, the building combines traditional aesthetics with modern comfort. Its elevated position within the development enhances the sense of space and openness, making this an ideal home for those seeking a peaceful village setting with excellent transport links.



A beautifully presented penthouse apartment in a sought-after village location, offering spacious accommodation with two double bedrooms, an en-suite, open-plan living, secure underground parking, and stunning countryside views.

The Property

Entrance Porch:

The penthouse apartment benefits from private access from the upper floor, where a casement window provides picturesque views across the rolling countryside. A six-panel door opens into the entrance porch, offering a useful space for storing coats and shoes. A matching panel door then leads through to the entrance hall.

Entrance Hall:

A spacious and well-proportioned hallway with panelled doors leading to the principal rooms and a useful storage cupboard. The hallway is neutrally decorated, with profiled white skirting boards and a matching cut-pile carpet. A large top-hung casement window provides views over the well-maintained grounds and Northamptonshire countryside beyond. A wall-mounted telecom system is linked to the main communal entrance, offering additional security and convenience.

Open Plan Living / Dining Room:

A bright and versatile space, perfectly suited for both entertaining and everyday living. Two top-hung casement windows provide excellent natural light, while the open-plan layout creates a seamless flow between the living, dining, and kitchen areas. The main living and dining area offers ample space for a large dining table and chairs, alongside a comfortable lounge area. A feature chimney breast houses a contemporary wall-mounted electric fireplace with an adjustable flame effect, adding a focal point to the room. Pendant lighting is positioned above both the sitting and dining areas, while heating is provided by wall-mounted electric panel radiators.

Kitchen:

The kitchen is fitted with a range of contemporary base and wall units, featuring timber-effect doors with brushed chrome handles. A stainless-steel one-and-a-half bowl sink with a mixer tap is set within the worktop, and integrated appliances include a built-in AEG four-burner electric hob with a matching brushed chrome oven below and an extractor hood with an integrated light above. A built-in two-door fridge freezer offers additional convenience, while there is space and plumbing for an integrated washing machine. The kitchen is finished with tasteful ceramic floor tiles, complemented by matching splashback tiling above the base units. Evenly spaced recessed spotlights provide artificial lighting, ensuring a bright and functional environment.



The Property

Bedroom One:

A generously sized dual-aspect double bedroom, benefiting from excellent natural light through top-hung casement windows to the front and side elevations. The room is neutrally decorated, with walls finished in a soft, neutral tone and complemented by a matching cut-pile carpet. A panelled white door leads to the en-suite shower room, offering added convenience.

En-Suite:

A bright and well-appointed en-suite, fitted with a modern three-piece suite comprising a shower cubicle with a tempered glass bifold screen, a chrome wall-mounted shower, a ceramic wash hand basin with a chrome pillar tap, and a concealed-cistern WC with a wall-mounted flush mechanism. The shower area features full-height ceramic tiling, while the remainder of the walls have half-height tiling with a decorative band detail. Additional features include a wall-mounted S-shaped towel rail, a shaver socket above the wash hand basin, and mechanical extract ventilation. Evenly spaced recessed spotlights provide artificial lighting, ensuring a bright and functional space.

Bedroom Two:

A well-proportioned double bedroom, currently used as a secondary lounge. This dual-aspect room benefits from excellent natural light, with two top-hung double-glazed windows offering pleasant countryside views. The room is neutrally decorated with cut-pile carpet. This versatile space is suitable for a variety of uses, whether as a guest bedroom, home office, or additional living space.

Family Bathroom:

A bright and well-presented bathroom, fitted with a modern three-piece suite comprising a panelled bath with a chrome mixer tap and wall-mounted shower attachment, a ceramic wash hand basin with a chrome pillar tap, and a concealed-cistern WC with a wall-mounted flush mechanism. A hinged tempered glass screen provides easy access to the bath and shower area. The bath and shower area features full-height ceramic tiling, while the remainder of the walls have half-height tiling, complementing the overall design. Additional features include a wall-mounted S-shaped towel rail, a shaver socket above the wash hand basin, and mechanical extract ventilation.



Grounds

The communal gardens are thoughtfully landscaped and well maintained, featuring neatly trimmed lawns and established planting. These shared outdoor spaces provide a peaceful setting, enhancing the overall appeal of the development. The property also benefits from an allocated parking bay within the secure underground car park, accessed via an automatic sliding security gate, offering both convenience and peace of mind.

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Location

Welton House is positioned in a quiet cul-de-sac within the sought-after Eastfields development, on the edge of Braunston. Its elevated setting at the front of the development provides far-reaching, south-facing views across the Northamptonshire countryside.

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, & Electricity

Council Tax: Band B **EPC:** TBC

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.



11 Welton House, Braunston, NN11 7AD

Approximate GIA (Gross Internal Floor Area) = 94 sqm (1012 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.



FLOOR GIA = 94 sqm (1012 sqft)





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