



Checkley Cottages, Chapel Lane, Charwelton, Northamptonshire, NN11 3YU

HOWKINS &  
HARRISON

Checkley Cottages,  
Chapel Lane, Charwelton,  
Northamptonshire, NN11 3YU

Guide Price: £450,000

A charming and well presented semi-detached stone cottage, situated down a quiet lane of this popular Northamptonshire village, maintained to a good standard throughout and retaining a wealth of original features. The property benefits from two reception rooms, a kitchen/breakfast room, and four generous bedrooms, with off-road parking, a garage and a private rear garden.

#### Features

- Stone cottage with many original features
- Four generous bedrooms
- Sought after village location
- Kitchen/breakfast room
- Family bathroom & shower room
- Lounge with woodburning stove
- Dining room with doors to garden
- Gardens and patio
- Garage and parking for three cars
- Energy Rating- E



## Location

The pleasant quiet village of Charwelton is situated approximately 6 miles southwest of the market town of Daventry and 12 miles northwest of the market town of Banbury. The village adjoins the Banbury to Daventry Road which allows easy access to both Junction 16 of the M1 and Junction 11 of the M40. The well-known beauty spots of Badby Woods and Everdon Stubbs are also nearby. Within the village there is a popular public house and there is the historical parish church and also a chapel which was built originally as a Wesleyan chapel. The village hall boasts a very active community centre and there are further facilities in the villages of Badby and Byfield which offer primary schools, health centre, village stores, restaurants and other public houses.



## Ground Floor

Entering through the side door steps in to the kitchen/diner, benefitting tiled underfloor heating leading through to the dining area and French doors out to the garden. The kitchen has a range of wall mounted and base level units, work surfaces incorporating; one and a half sink unit, integrated fridge/freezer, plumbing and space for washing machine and dishwasher, and recess space for electric range style cooker. There is access through to the lounge with the focal point being a woodburning stove, featuring exposed ceiling timbers



and windows to front elevation. Access from the kitchen leads to a second reception room with a lovely original cast iron stove inset into a brick fireplace and exposed ceiling beams, with downstairs WC and stairs rising to the first floor accommodation.

## First Floor

The landing leads to all principal rooms and provides loft access. There are four generous bedrooms with the master enjoying an en-suite shower room, and built-in wardrobe space to two further bedrooms. Large family bathroom comprising of WC, bath, shower cubicle and wash basin.

## Outside

Outside, the cottage is situated on Chapel which is a quiet backwater of the village. To the side of the property there is a gravel driveway which provides ample off-road parking for three cars and access to a single garage. The main garden is situated to the rear of the property and can be accessed via a panelled gate off the driveway. There is a terrace area adjacent to the rear of the property. The rest of the garden is mainly laid to lawn with well-established shrub borders, and steps lead to a further raised garden area situated to the rear of the property.

## Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01327 316880.

## Fixtures and Fittings

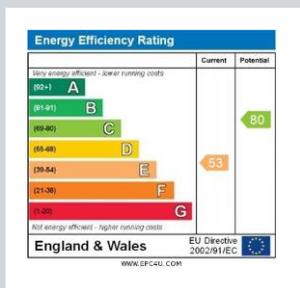
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

West Northamptonshire Council  
Tel:0300-126700  
Council Tax Band - E



## Howkins & Harrison

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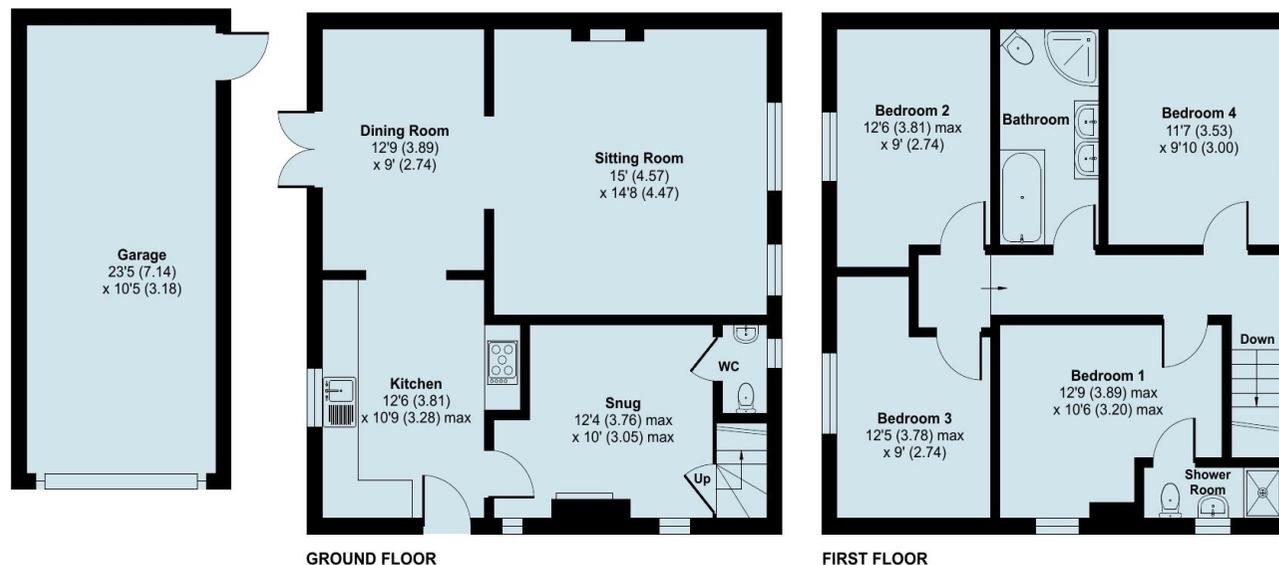


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## Chapel Lane, Charwelton, Daventry, NN11

Approximate Area = 1266 sq ft / 117.6 sq m  
Garage = 247 sq ft / 22.9 sq m  
Total = 1513 sq ft / 140.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Howkins & Harrison. REF: 1152572

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.