



Bridge House, Banbury Road, Charwelton, Northamptonshire, NN11 3YY

HOWKINS &  
HARRISON

Bridge House, Banbury Road,  
Charwelton,  
Northamptonshire, NN11 3YY

Guide Price: £550,000

A stone built modern detached family home with four bedrooms and enjoys open plan living to the ground floor. The property benefits from underfloor heating to the ground floor, two en-suites and a converted garage. The garden area has a large timber shed/workshop, scope is in place to provide extra off-road parking into the garden if required. Viewing is highly recommended.

### Features

- A detached stone-built family home
- Open plan kitchen/dining/family
- Sitting room with wood burner
- Underfloor heating throughout the ground floor
- Garage converted into two rooms
- Four bedrooms
- Two en-suites and a family bathroom
- Enclosed rear garden
- Off-road parking
- EPC Rating - D



## Ground Floor

A solid front door opens into a welcoming hallway featuring a side-aspect uPVC double-glazed window and stairs rising to the first floor, with useful understairs storage. The space is finished with wood flooring and underfloor heating, and panelled doors provide access to the adjoining rooms.

The cloakroom is fitted with a modern white two-piece suite, comprising a low-level WC and a wall-mounted wash hand basin with tiled splashback. The room is fully tiled to the floor and includes an extractor fan.

The sitting room enjoys plenty of natural light from two front-aspect uPVC double-glazed windows. It features wood flooring with underfloor heating and a Morso cast iron wood-burning stove, creating a warm and inviting atmosphere.



The kitchen/breakfast room is a bright triple-aspect space with windows to the sides and rear. It offers a contemporary fitted kitchen with a range of wall units, drawers, glass display cabinets, and cupboards. Integrated appliances include a dishwasher, fridge/freezer, and a built-in oven with a four-ring electric hob and extractor canopy above. Granite work surfaces incorporate a one-and-a-half stainless-steel sink with a chrome mixer tap. Wood flooring with underfloor heating continues throughout, and there is ample space for dining furniture. A square archway leads into the family area, which features French doors opening onto the garden, flanked by matching glazed side panels.

A rear hallway, accessed from the kitchen, provides a door leading out to the property's parking area. This area includes a fitted base unit with granite worktop, a built-in storage cupboard housing plumbing for a washing machine, and space for a tumble dryer. From here, a panelled door leads into the study, which has an obscure-glazed uPVC window to the side and wood flooring. A half-glazed door then opens into an additional versatile room, currently used as a playroom but equally suitable as a gym or further office space. Both the study and playroom were formerly part of the garage.





## First Floor

Stairs rise to the first-floor landing, which features a side-aspect uPVC double-glazed window, radiator, and a built-in double-width airing cupboard. Panelled doors provide access to all bedrooms and the family bathroom. The principal bedroom benefits from two front-aspect uPVC double-glazed windows, fitted wardrobes along one wall, and two radiators. A panelled door leads to the en-suite, which includes an obscure uPVC double-glazed side window and a modern three-piece white suite comprising a low-level WC, wash hand basin with storage beneath, and a corner shower cubicle. The room is finished with tiled splashback areas and an extractor fan. Bedroom two also enjoys two front-aspect uPVC double-glazed windows and a radiator, along with its own en-suite shower room. This comprises a three-piece white suite with low-level WC, wash hand basin with cupboard below, and a shower cubicle, with tiled splashbacks and an extractor fan. A pull-down ladder provides access to the loft. Bedroom three has a side-aspect uPVC double-glazed window and a radiator. Bedroom four also features a side-aspect uPVC double-glazed window and a radiator. The family bathroom is fitted with a three-piece white suite comprising a low-level WC, wash hand basin with storage beneath, and a P-shaped bath with shower over and curved glass screen. The room is finished with tiled splashbacks, an extractor fan, and a chrome heated towel rail.

## Outside

The rear garden is enclosed by timber fencing and timber picket fencing, creating a private and attractive outdoor space. It features a paved patio area ideal for outdoor seating and entertaining, along with a lawned garden bordered by mature trees, including a cherry blossom. A pedestrian access point leads to the parking area, and there is an oversized timber shed with double-opening doors and windows, providing useful storage. To the front, the property is approached via a shared block-paved driveway serving five dwellings, including Bridge House, and provides off-road parking.





## Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact [Tel:01327-353575](tel:01327-353575).

## 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.

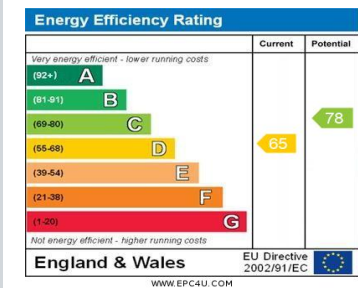
## Local Authority

West Northamptonshire Council - Tel:0300-126700

Council Tax Band-F

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



## Howkins & Harrison

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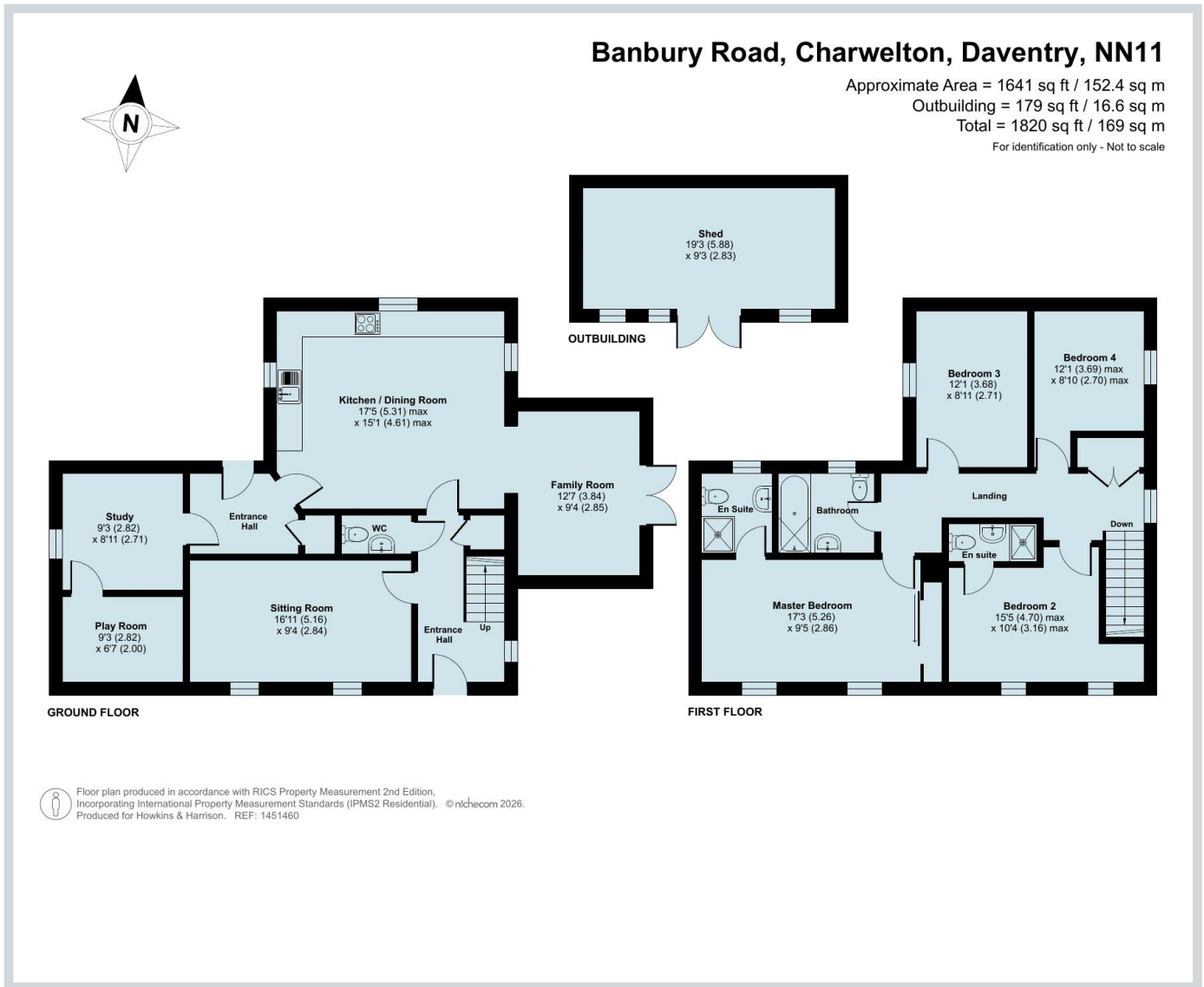
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