



**VIRGINIA COTTAGE**  
Pitsford, Northamptonshire

Carter Jonas



## VIRGINIA COTTAGE HIGH STREET PITSFORD NORTHAMPTONSHIRE NN6 9AQ

Reception Hall · Sitting Room · Family Room · Kitchen  
Dining Room · Utility/Cloakroom · Boot Room · Four  
Bedrooms · Three Bathrooms · Two Garden Areas  
Off Road Parking · EPC rating TBC

### DESCRIPTION

Listed Grade II this 18th Century cottage boasts high ceilings and is newly renovated to offer stunning and tasteful accommodation. The renovation includes a new central heating system, wiring, plumbing, kitchen, bathrooms, floors, refurbished windows, contemporary radiators and tasteful decor and floor coverings.

### ACCOMMODATION

Reception hall with tiled floor and staircase.

Sitting room comprising open fireplace with an attractive surround and mantelpiece. Wall lights and a bay with sash windows.

The kitchen dining room has space for a dining table and sofas and has a Victorian feature fireplace. The kitchen comprises a range of cabinets by The White Kitchen Company with Antolini quartz tops. Belfast sink. Stoves cooker range and integrated dishwasher. In the dining area there is a fireplace with surround, mantel and modern flanking cabinets with hard wood tops. Limed oak style floor, space for fridge freezer and dual aspect sash windows.

Cosy family room with bi-fold doors opening out onto the garden. Limed oak style floor.

The boot room has a vaulted ceiling, dual aspect doors to both garden areas and attractive exposed red brick floor.

**SUPERB 18TH CENTURY COTTAGE NEWLY RENOVATED TO OFFER FOUR BEDROOMS, THREE RECEPTION ROOMS AND THREE BATHROOMS.**



Useful utility cloakroom with exposed red brick floor, toilet, wash hand basin and hardwood housing for laundry appliances.

The principal bedroom is a large double room with a wardrobe and bay with sash windows. The en suite has a rainfall shower, wash hand basin, toilet with concealed cistern and contemporary tiling to floor and water sensitive areas.

Bedroom two has its own staircase and is a double room with vaulted ceiling and en suite comprising rainfall shower, wash hand basin and toilet with a concealed cistern. This would make a perfect work from home office.

Bedroom three is a double room with wardrobe and a Victorian cast iron fireplace. Bedroom four is a single room.

House bathroom with half panelled walls, clawfoot bath, wash hand basin and toilet with concealed cistern. Limed oak style floor.

#### **OUTSIDE**

The garden has estate fencing and red wall boundaries, providing a cottage feel with a lawn, pretty borders and Cotswold chipping entertaining area. On the other side of the cottage is a second small gravelled garden area with estate fencing, Portuguese laurel hedgerow and Cotswold chippings patio.

To the rear are two allocated parking bays directly off the garden.

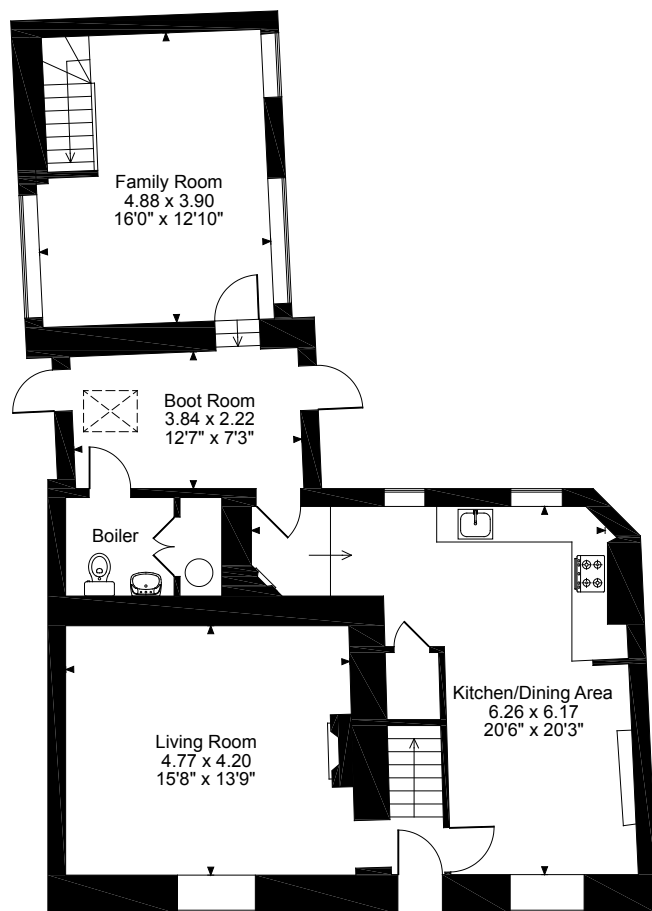
#### **LOCATION**

The highly sought after village of Pitsford lies six miles to the north of Northampton town centre and is situated in undulating countryside, close to the reservoir and Brixworth Country Park recreation areas, where fishing, sailing and cycling are available. The village has a thriving local community with a public house, church, village hall and primary school as well as the well regarded Independent School, provides mixed education for children from the ages of 3 to 18.

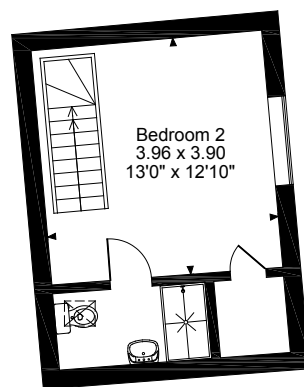




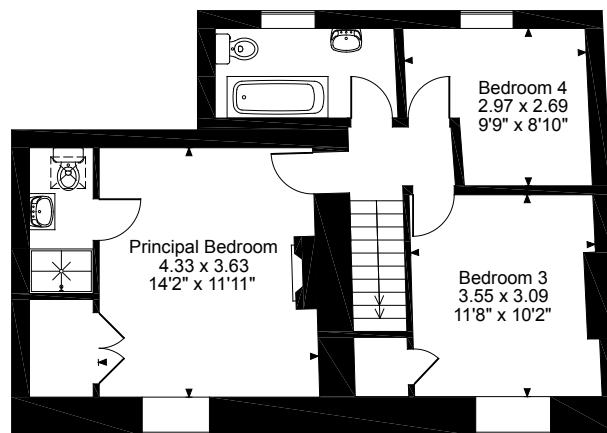
Virginia Cottage, High Street Pitsford, Northampton, Northamptonshire  
Approximate Gross Internal Area  
162 Sq M/1747 Sq Ft



**Ground Floor**



**First Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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