



QUIETWAYS

Brafield Road, Cogenhoe

Carter Jonas

QUIETWAYS 30 BRAFIELD ROAD COGENHOE NORTHAMPTONSHIRE NN7 1ND

Reception Hall · Porch · Sitting Room · Family Room
Garden Room · Kitchen Breakfast Room · Four
Bedrooms · Three Bathrooms · Garden · Large Single
Garage · Landscaped Gardens
EPC rating TBC

ACCOMMODATION

An enclosed entrance porch with double oak doors opens into a spacious reception hall with wood floor, staircase and doors to principal rooms.

Sitting room comprising attractive fireplace with hardwood surround and mantelpiece, with inset gas fire and granite hearth. Oak floor and raised bay window to the front aspect.

Family room with oak floor and double doors opening into the garden room. The main hub of the house is open plan family living accommodation comprising a large full width garden room with two lantern windows and bifold doors to the garden. This is open plan into a large kitchen breakfast room with space for table and sofas. Range of kitchen cabinets finished in cream with contrasting worktops. Rangemaster Professional cooker range and integrated dishwasher, washing machine, microwave and fridge freezer.

Office with a range of fitted wardrobes, this room would make a good fourth bedroom.

Ground floor double bedroom with dual aspect windows and oak floor. Ground floor bathroom comprising a double shower enclosure, range of built in vanity units with inset sink and toilet with concealed cistern. Chrome heated towel rail, tiled floor and walls.

A BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME WITH SUPERB LIVING ACCOMMODATION AND LANDSCAPED GARDENS, SITUATED ON THE EDGE OF THE VILLAGE.







The first floor landing has a useful store room and doors to the principal bedroom, which is double room with built in wardrobes, air conditioning and an en suite comprising a shower enclosure, wash basin, toilet and tiled floor and walls.

Bedroom two is a double bedroom with a built in cupboard.

Family bathroom comprising a bath, wash basin, toilet and tiling to wall and floors.

OUTSIDE

Situated at the edge of the village, the property has a good location and stands back from the road behind a five bar gate with a landscaped front garden comprising a lawn, pretty flowering and shrub borders.

The property has a generous block paved driveway providing good off road parking and has a double length carport with wrought iron gates leading to a detached garage/workshop with a double glazed window and door to the garden. The garage has power light, workbench and roof storage.

The pretty rear garden has been landscaped with a block paved patio, central lawn, pretty borders, mature hedgerow, water feature and to the rear is a secret shaded patio area. Brick built raised pond with pitched roof and water filter.

LOCATION

The village of Cogenhoe has a church, village store, post office, public house and primary school. Secondary schooling is available at Wollaston Secondary School with private schooling available at Quinton House, Northampton High School for Girls, Spratton Hall, Maidwell and Wellingborough School.

- Northampton Railway Station 7 miles
(London Euston 46 minutes)
- Wellingborough Railway Station 9 miles
(London St Pancras 45 minutes)
- M1 Junction 15 8 miles

All times and distances are approximate



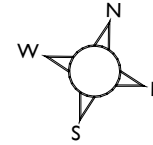
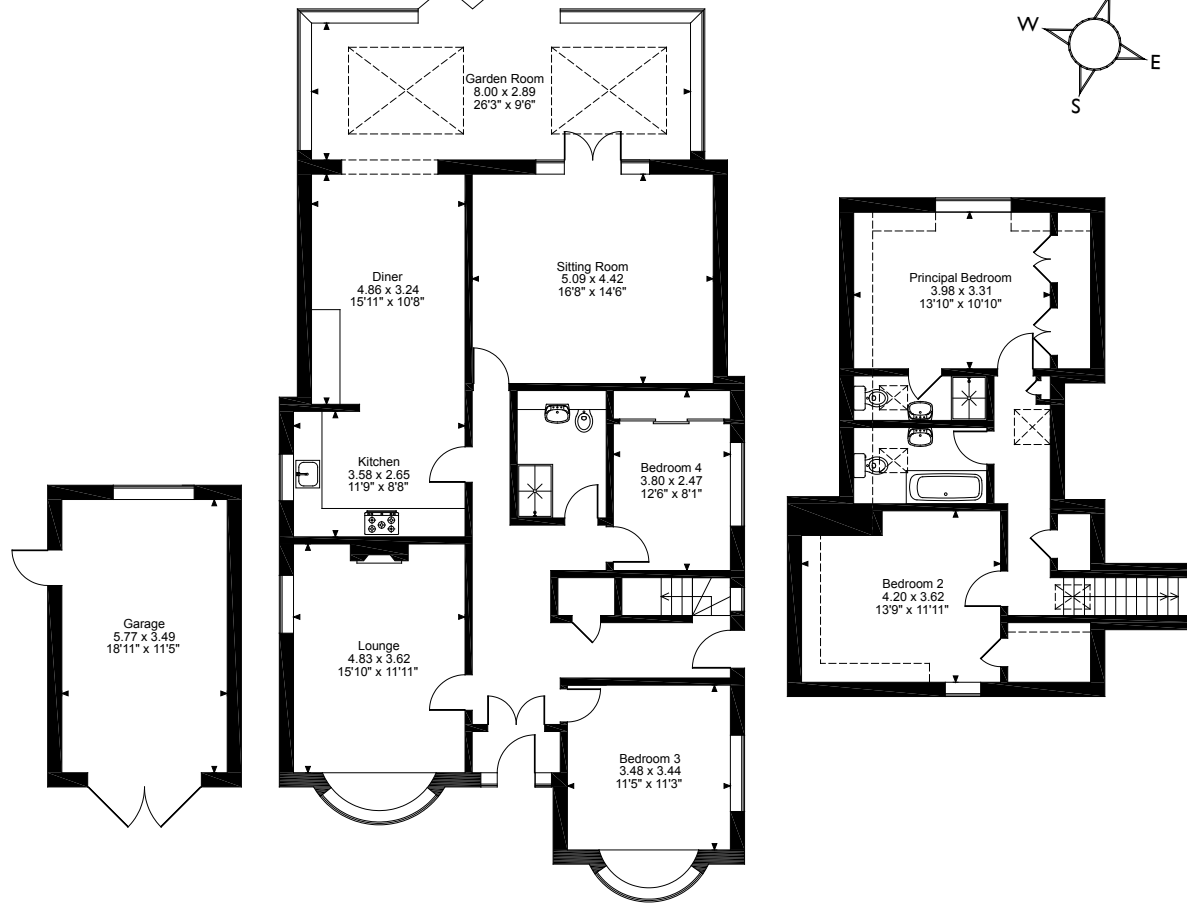


30 Brafield Road Cogenhoe, Northampton, Northamptonshire

Approximate Gross Internal Area
Main House = 197 Sq M/2120 Sq Ft

Garage = 20 Sq M/215 Sq Ft

Total = 217 Sq M/2335 Sq Ft



Ground 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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