

24 High Street, Braunston, Northamptonshire, NN11 7HR

HOWKINS & HARRISON

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Guide Price: £450,000

A charming and well-presented three-bedroom cottage in this popular village with amenities locally. The cottage has been extended to the rear to create 'the hub' of the home a kitchen/dining space. The sitting room has shutter window blinds. Three bedrooms and a family bathroom. The cellar has two tanked out rooms, ideal for office space. Outside there is a good-sized rear garden and a former stable with two rooms.

Features

- A charming three-bedroom cottage
- Village location with amenities within walking distance
- Sitting room with shutter blinds
- Kitchen/dining room opening to the rear garden
- Tanked cellar with two rooms
- Three bedrooms and a family bathroom
- Rear garden with lawn and seating areas
- A single storey stable to the rear of the garden
- Air source heating
- EPC Rating - D







Location

The well-appointed village of Braunston sits on a hill above the A45 and at the historic junction of the Grand Union Canal and the Oxford Canal. The village offers a wide range of amenities, including several welcoming pubs (The Boathouse, The Admiral Nelson, The Old Plough, and The Wheatsheaf), a village shop with Post Office services, a fish and chip shop, hairdressers, a butchers, and a primary school. At the heart of the village stands All Saints' Church, often called the "Cathedral of the Canals." Its striking spire is a well-known landmark, visible from both road and canal, and draws many visitors. Nearby, Braunston Marina is a popular destination, renowned for its beauty and its vibrant boating community. The village benefits from excellent transport links, with strong road connections via the A45 and convenient rail services from nearby towns. Sitting on the Northamptonshire/Warwickshire border, Braunston combines rural charm with accessibility, making it a highly sought-after location.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details. The rear driveway was blocked paved by the previous owner, however it's not officially in the properties title deed.



Ground Floor

Accessed via a composite front door, the hallway provides a practical entrance to the property, with stairs rising to the first floor and a further composite door leading to the rear garden. Original pine doors give access to the adjoining rooms, and there is a built-in coat cupboard. The cloakroom is fitted with a two-piece white suite comprising a low-level WC and wash hand basin with cupboard under. There is also an extractor fan and a cupboard housing the electric fuse box. The sitting room has a uPVC double glazed window to the front with shutter blinds, along with a radiator and a chimney breast with tiled hearth.

To the rear of the property is an open-plan kitchen/family/dining room with a uPVC double glazed window, French doors opening onto the garden, and an additional side window. The kitchen is fitted with a range of wall, base and drawer units, along with integrated appliances including a built-in Neff oven, four-ring electric hob with extractor over, dishwasher and washing machine. There is space for a freestanding fridge/freezer. The room also features solid wood flooring, recessed spotlights and a radiator.

Stairs lead down to the cellar, which has a uPVC double glazed window to the side. A door opens into a tanked room suitable for storage or use as a home office, with laminated wood flooring. A further room has a rear aspect window, good head height and laminated flooring, and could be used as a playroom, hobby room or additional workspace. The property also benefits from central heating and hot water supplied from an air source heat pump.


WILL'S
WINE
BAR









First Floor

The first floor landing has a uPVC double glazed window to the rear, with original pine panelled doors leading to the adjoining bedrooms and bathroom.

The main bedroom is positioned to the front of the property and features a uPVC double glazed window with shutter blinds, along with a radiator. The second bedroom also faces the front and includes a uPVC double glazed window and radiator. Bedroom three overlooks the rear garden and has a uPVC double glazed window and radiator. The family bathroom has an obscure uPVC double glazed window to the rear and is fitted with a four-piece suite comprising a panelled bath with chrome mixer taps and shower attachment, pedestal wash hand basin, low-level WC and corner shower cubicle. The room is tiled to splashback areas and flooring, and also includes a radiator.

Outside

The rear garden is a generous size and well established, featuring a variety of trees and shrubs including a magnolia and apple blossom tree. A block paved patio sits directly adjacent to the property, with two steps leading up to a further seating area and a continuation of block paving forming a pathway to the end of the garden. The garden is mainly laid to lawn with a raised rockery and a timber summer house. Towards the rear there is a further lawned section, creating a pleasant and private outdoor space. At the end of the garden are the stables, currently used as a workshop. These are accessed via double opening timber doors and benefit from a pantiled roof, power and lighting, and windows to both the front and rear. Internally, the space is divided into two rooms and offers potential for conversion into further accommodation, subject to the necessary planning permissions. Leading towards the stables is a driveway area with an adjacent lawn and a variety of mature shrubs. To the front of the property, two steps lead up to the main entrance door.















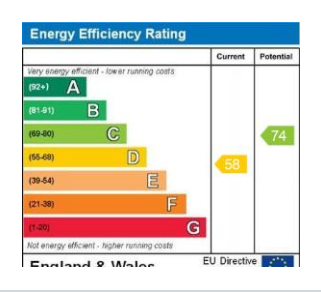
Viewing
Strictly by prior appointment via the selling agents Howkins & Harrison on 01327 316880.

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.

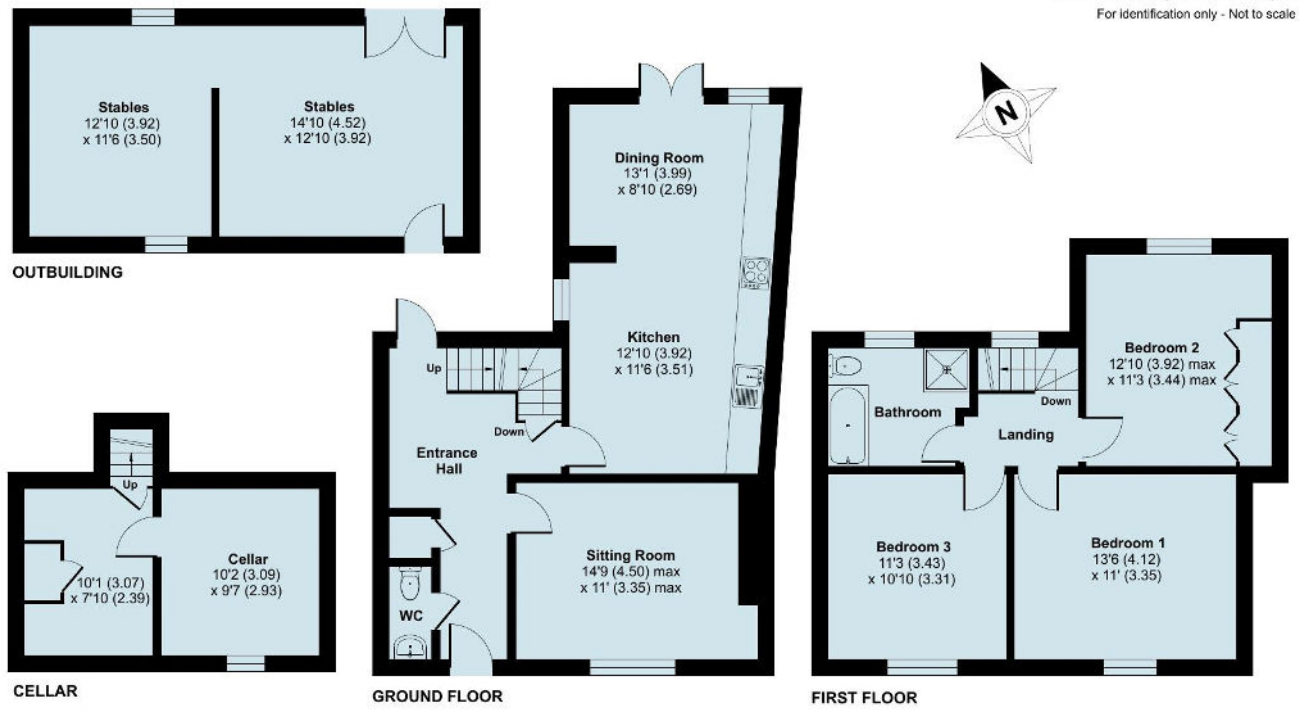
Local Authority
West Northamptonshire Council Tel:0300-126700

Council Tax Band – C



High Street, Braunston, Daventry, NN11

Approximate Area = 1354 sq ft / 125.7 sq m
Outbuilding = 340 sq ft / 31.5 sq m
Total = 1694 sq ft / 157.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Howkins & Harrison. REF: 1439842

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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.

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