



**High Street**  
Wootton, Northampton

**JACKSON  
GRUNDY** | *The  
Village  
Agency*







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## High Street Wootton, Northampton, NN4 6LL

TOTAL AREA: APPROX. 102.43 SQ. METRES (1102.6 SQ. FEET)

**OLD VINE COTTAGE IS A GRADE II LISTED CHARACTER PROPERTY WITH A LARGE ESTABLISHED GARDEN SITUATED IN OLD WOOTTON VILLAGE. IT HAS BEEN IN THE SAME OWNERSHIP SINCE 1971 AND IS NOW BEING OFFERED WITH NO ONWARD CHAIN.**

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### GROUND FLOOR

- DINING ROOM
- LOUNGE
- KITCHEN / BREAKFAST ROOM
- PANTRY
- STUDY

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### OUTSIDE

- GARDENS
- PARKING & GARAGE

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### FIRST FLOOR

- BEDROOM ONE
- BEDROOM TWO
- BEDROOM THREE
- BATHROOM

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**£399,000 Freehold**







## THE PROPERTY

Old Vine Cottage is a Grade II Listed character property with a large established garden situated in old Wootton Village. It has been in the same ownership since 1971 and is now being offered with no onward chain.

The front door opens into a reception area and then into the dining room with fireplace, ceiling beam and built in cabinet. The cosy lounge has the same features. With a lovely outlook over the garden, the 14'7 kitchen / breakfast room has space for a table and is truly the hub of the house and leading from it, the 8'2 x 5'9 pantry with a range of cupboards and shelving plus a quarry tiled floor. Lastly on the ground floor is the study with fitted desk, cupboard and drawers also overlooking the garden which is accessed via a stable door.



Upstairs there are three good sized bedroom all with built in wardrobes and one with a window seat overlooking the garden. The bathroom has a period style suite in keeping with the character of the cottage.

The garden is the real highlight of this property and it extends to the side and rear. Featuring pathways, arches, seating areas, lawn and a host of established trees, bushes, plants and flowers combining to create the quintessential cottage garden. There is a gated driveway in front of the garage plus a garden shed and workshop.

EPC Exempt. Council Tax Band E.

Agents Notes: Under Section 21 of The Estate Agents Act, we are obliged to inform you that the vendor of this property is related to an employee of Jackson Grundy Estate Agents.



## MARKETING

Benefitting from support across 10 countywide branches, ensuring comprehensive coverage and local expertise. Wherever you are, our network is there to assist you in achieving your property goals. Including major sites such as Rightmove, Zoopla, On The Market, and PrimeLocation. your property deserves the spotlight, and we ensure it gets noticed by the right audience.







## MATERIAL INFORMATION

Type	Cottage
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band E
EPC Rating	Ask Agent
Electricity Supply	Mains
Gas Supply	Mains
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Gas Central Heating
Parking	Ask Agent
EV Charging	Ask Agent
Accessibility	Ask Agent
Flood Risks	Has not flooded in the last 5 years
Mining Risks	Ask Agent
Restrictions	Ask Agent
Obligations	Ask Agent
Rights and Easements	Ask Agent

## LOCATION

The village of Wootton lies 3 miles south of Northampton town centre separated from the neighbouring village of Hardingstone by the B526 Newport Pagnell Road. Except for the church, little of the village dates earlier than Stuart times and there are many brick cottages of equivalent age to the stone houses found within the village, which now backs onto several modern housing estates including Wootton Fields and the area previously occupied by an army barracks. Local amenities are plentiful and include community centre, working men's club, medical centre, pub/restaurants, hotel, shop, butcher, chemist, garden centre and primary school. Secondary education is provided for at the newly built Caroline Chiselm School. Well placed for commuters, the nearest main road link is M1 J15 less than 2 miles away via the A45, whilst Northampton also offers a mainline rail service to Birmingham New Street and London Euston via Milton Keynes.

## IMPORTANT NOTICE

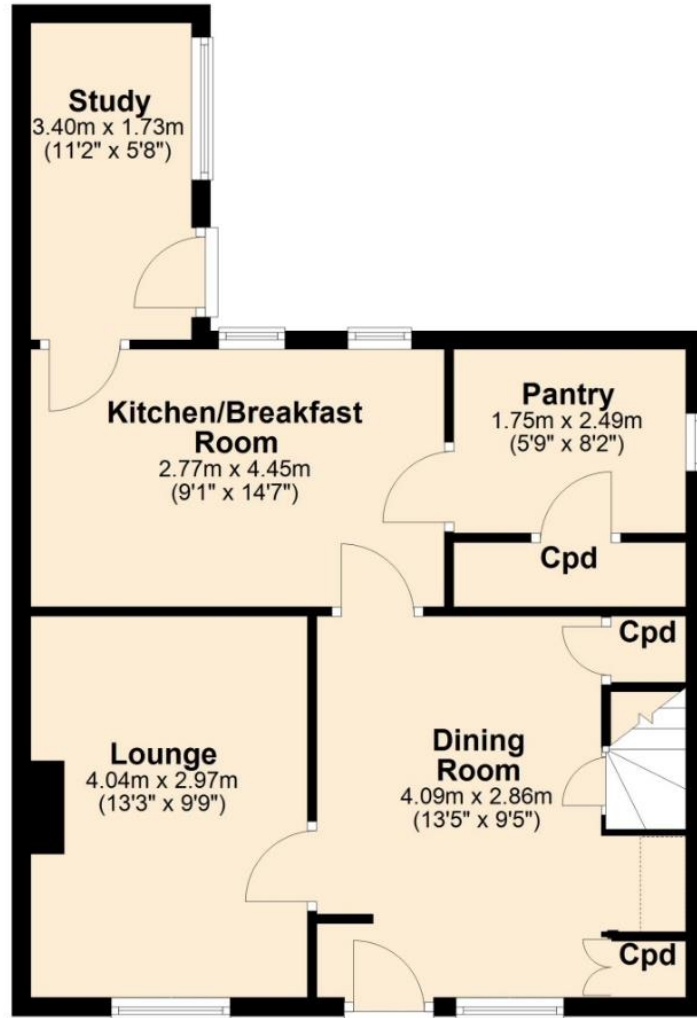
Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

## FLOORPLAN

TOTAL AREA: APPROX. 102.43 SQ. METRES (1102.6 SQ. FEET)

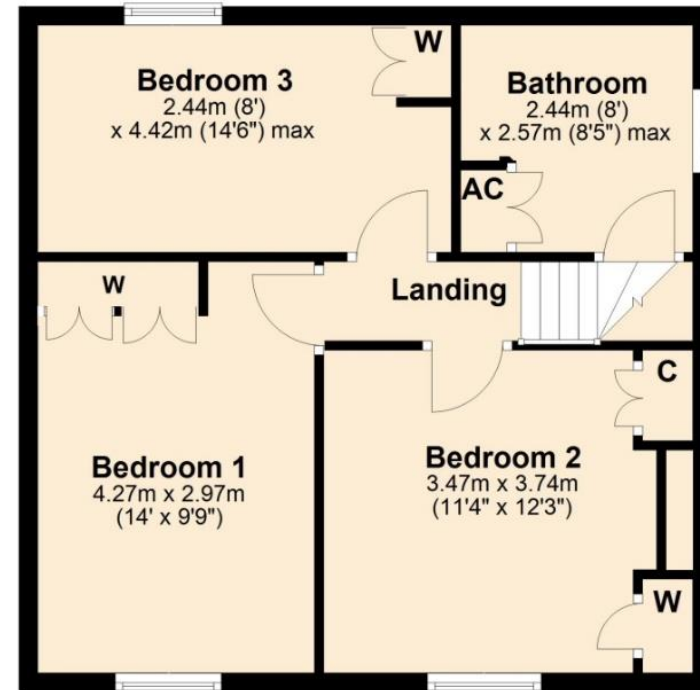
### Ground Floor

Approx. 53.9 sq. metres (580.1 sq. feet)



### First Floor

Approx. 48.6 sq. metres (523.3 sq. feet)







☎ 01604 624900

✉ [thevillageagency@jacksongrundy.co.uk](mailto:thevillageagency@jacksongrundy.co.uk)

🌐 [www.jacksongrundy.com](http://www.jacksongrundy.com)

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