



**Main Street**  
Great Brington, Northampton

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



JACKSON  
GRUNDY  
ESTATE AGENTS

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## Main Street

Great Brington, Northampton, NN7 4JB

TOTAL AREA: APPROX. 87.51 SQ. METRES (942 SQ. FEET)

**A LOVELY LOOKING FORMER ALTHORPE ESTATE COTTAGE LOCATED IN ONE OF THE COUNTIES MOST DESIRABLE VILLAGES.**

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### GROUND FLOOR

- ENTRANCE HALL
- CLOAKROOM
- LIVING ROOM
- KITCHEN

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### OUTSIDE

- FRONT GARDEN
- REAR GARDEN

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### FIRST FLOOR

- LANDING
- BEDROOM ONE
- BEDROOM TWO
- BEDROOM THREE
- BATHROOM

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### ANNEXE

- LIVING ROOM
- BATHROOM

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**£450,000 Freehold**





## THE PROPERTY

A lovely looking former Althorpe Estate cottage located in one of the counties most desirable villages.

This three bedroom Grade II Listed stone cottage also has an annexe designed for either working from home, entertaining or putting up overnight guests.

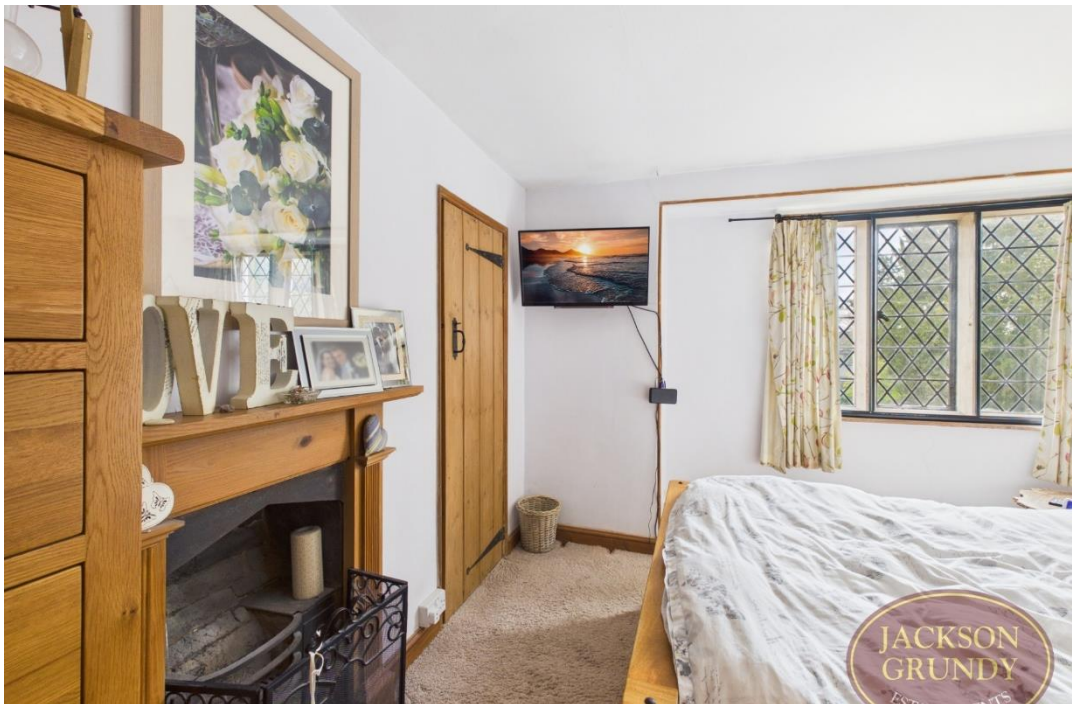
The house itself has a hall, cloakroom, large lounge with fireplace and log burner, wood floors and old pine cupboards. The kitchen / dining room has a range oven, built in dishwasher and fridge plus quarry tiled floor and a stable door to the garden.

Upstairs, the main bedroom has a built in wardrobe and original fireplace and there are two further bedrooms and a bathroom with shower over the bath.

The annexe has a main room with exposed stone walls, vaulted ceiling and space for a desk and sofa bed plus there is a bathroom with a cupboard housing the washing machine and tumble dryer.

There is a pretty front garden and to the rear is a 70ft lawn to the rear of which is a Magnolia tree. This then backs onto paddocks. Also in the garden there are two useful outbuildings and a paved patio area.

EPC Exempt. Council Tax Band C.





## LOCATION

Great Brington and Little Brington lie less than 1 mile from each other, 7 miles west of Northampton. Great Brington adjoins the Althorp estate, home of the Spencer family, and became somewhat of a tourist attraction following Diana's death in 1997. This also resulted in the public house being renamed from The Fox and Hounds to the Althorp Coaching Inn and the village stores/post office gaining foreign currency exchange facilities. Little Brington is home to a further public house and a Grade II listed primary school from which pupils transfer to Champion School in Bugbrooke for secondary education. There are numerous local businesses, community groups, societies and events that bring all the villagers together with further amenities and services, including a mainline train station to London Euston and Birmingham New Street, located in the neighbouring village of Long Buckby just 3½ miles away. There are a variety of main roads all within a short radius of The Bringtons, including the A428, A5 and A45, the latter of which leads to M1 J16 just 5½ miles away.



## IMPORTANT NOTICE

Important Notice - 1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.



# FLOORPLAN

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