



BY DESIGN

*Corner Cottage*

Gayton, Northamptonshire



# The Quintessential Country Cottage – Charm, Character and Modern Comfort

Occupying a delightful semi-rural position, this beautiful detached, non-listed chocolate-box cottage perfectly combines period charm with modern comfort. Recently re-thatched using premium Norfolk reed, the property offers beautifully presented accommodation including three double bedrooms, two bathrooms and a stunning kitchen/dining room with underfloor heating, together with flexible space for home working, fitness or family life. Outside are private low-maintenance gardens, a detached garage with solar panels and driveway parking, while the surrounding countryside provides miles of scenic walks from the front door. Offered with no onward chain.





# Ground Floor

Undoubtedly the heart of the home is the impressive kitchen/dining room, a superb space for both everyday family life and entertaining. Benefiting from underfloor heating, the room is fitted with an extensive range of units complemented by granite worktops and integrated appliances including twin ovens, an electric hob, wine fridge and dishwasher. Adjoining the kitchen is a practical utility area with an integrated fridge and space for both a washing machine and tumble dryer, together with a convenient WC. The accommodation is further enhanced by a characterful sitting room and three additional versatile reception rooms, ideal for use as a home office, gym and snug/playroom, offering excellent flexibility to suit a variety of lifestyles.







Virtually Staged



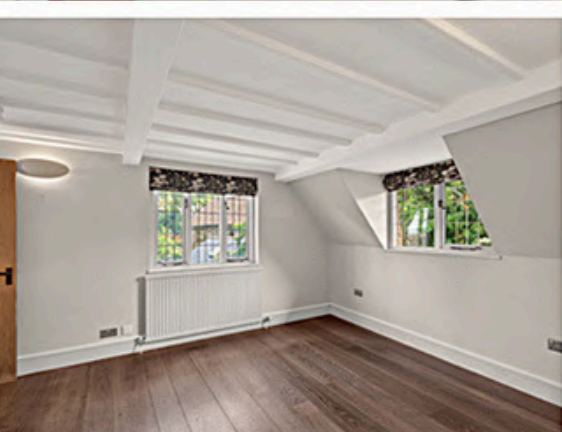
Virtually Staged



## *First Floor*

The first floor offers three generously proportioned double bedrooms. The principal bedroom benefits from built-in wardrobes and an en-suite shower room, while the second bedroom also enjoys built-in storage. The third bedroom is equally impressive, featuring built-in wardrobes and a useful mezzanine area, perfect as a cosy reading nook or additional storage space. A stylish family bathroom serves the remaining bedrooms and is fitted with a four-piece suite including a separate bath and shower.





Virtually Staged





Virtually Staged



Virtually Staged





# Outside

Outside, the property benefits from two separate private, low-maintenance gardens, perfectly positioned to enjoy the sun throughout the day. These attractive outdoor spaces provide the ideal setting for relaxing or entertaining, without the burden of extensive upkeep, making them well suited to busy lifestyles. Further benefits include a detached garage with solar panels and driveway parking for two vehicles. Recently re-thatched using premium Norfolk reed, the cottage is surrounded by beautiful countryside and enjoys miles of scenic walks directly from the front door, offering a wonderful balance of rural charm and practical, easy-to-maintain living.











*Approximate Boundaries*



## Location

Gayton is a charming Northamptonshire village, offering an attractive blend of rural charm and everyday convenience. The village benefits from a primary school, parish church, village hall, playing fields and a popular pub, while the nearby Grand Union Canal and surrounding countryside provide excellent opportunities for walking and outdoor pursuits. Despite its peaceful setting, Gayton is well placed for commuters, with easy access to Northampton, Milton Keynes and the wider road network via the A43 and M1. Rail services from Northampton and Milton Keynes provide direct links to London Euston, making the village an appealing choice for those seeking country living without sacrificing connectivity.

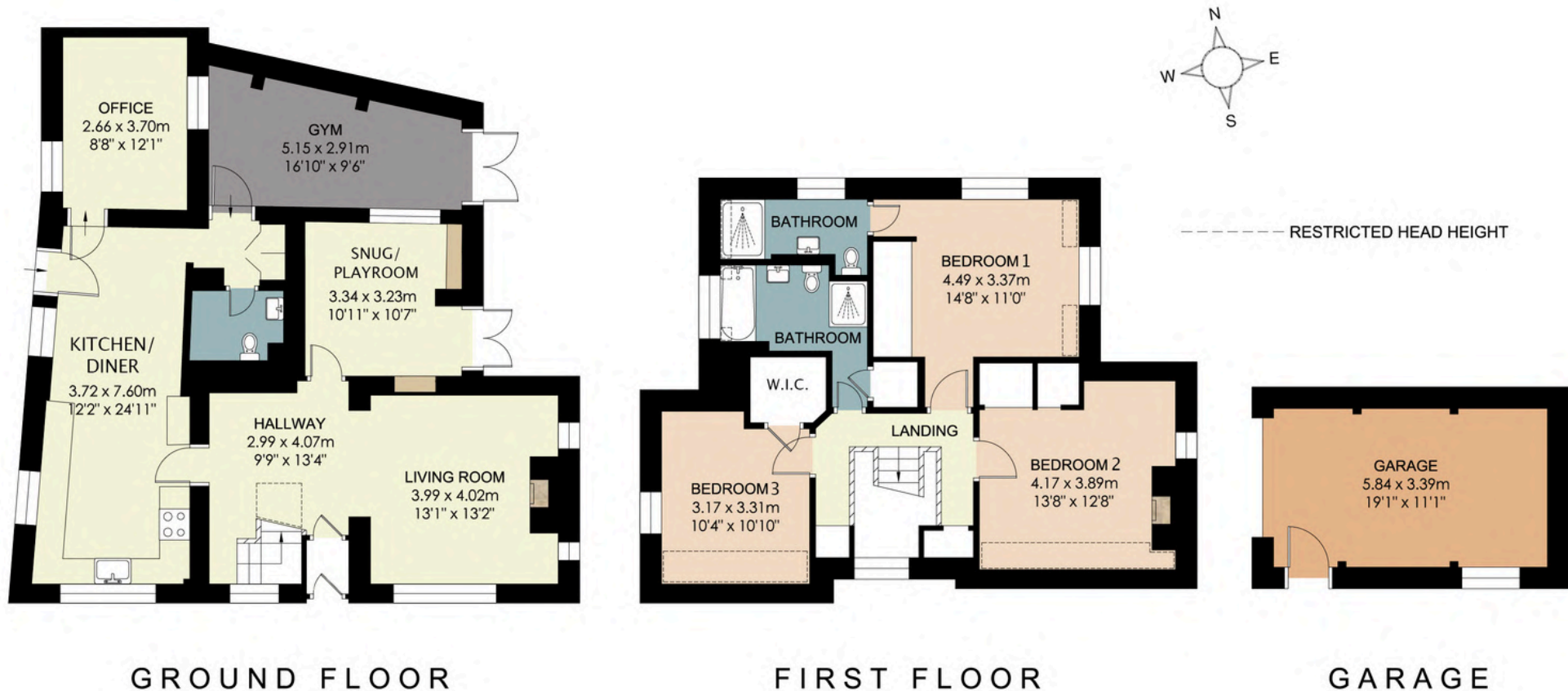
The surrounding area offers a wealth of leisure and recreational facilities, including golf courses at Silverstone and Whittlebury Hall, watersports at Willen Lake and Caldecotte Lake, and the world-famous Silverstone Circuit. For shopping, dining and entertainment, Northampton and Milton Keynes offer an extensive range of facilities to suit all tastes.

## Extra Information

- Non-listed
- Brand new Norfolk Reed thatched roof
- Gigaclear high-speed fibre broadband available in the area (buyers are advised to check with the provider)
- 4G mobile coverage available (buyers are advised to check with their provider)
- Mains gas, electricity, water and drainage
- Located within a conservation area
- Tenure: Freehold
- Local Authority: West Northamptonshire Council
- Council Tax Band: F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Viewing Arrangements: Strictly via the vendors sole agents By Design on 07393 997427  
Website: For more information visit [www.bydesignhomes.com](http://www.bydesignhomes.com)



APPROXIMATE INTERNAL AREA: 1672 sq ft, 155 sq m  
 GARAGE: 212 sq ft, 20 sq m  
 TOTAL: 1884 sq ft, 175 sq m

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





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National audience

*local knowledge*