

Towcester, Northamptonshire

MICHAEL GRAHAM







A period three double bedroom detached cottage with a walled garden, off street parking and within walking distance of Towcester's town centre, offered for sale with no chain.

Rose Cottage

Browns Yard, Towcester,
Northamptonshire, NN12 6SY

Guide Price £500,000

3 bedrooms

4 reception rooms

2 bathrooms

EPC Rating Band D

Rose Cottage extends to approximately 1,557 sq. ft. of accommodation arranged over three floors, including a nearly 16 ft. by 10 ft. basement. The ground floor includes an entrance hall accessing stairs down to the basement, a sitting room and a dining room. The modern family room leads to a separate study while the kitchen, with stairs rising to the first floor, opens to a separate utility room leading to a ground floor shower room.

Upstairs, there are three double bedrooms and a family bathroom. The 13 ft. by over 12 principal bedroom is at the front of the property and has views over the enclosed walled garden. Bedroom two overlooks the same aspect, while the third double bedroom is located at the rear. Serving these three bedrooms is a three piece family bathroom which includes a bath with a shower over.

Offered for sale with no onward chain, Rose Cottage is at the end of a no through road in Towcester's town centre and is within walking distance of a range of local amenities.

- Detached period 19th-century cottage
- Three double bedrooms
- Family bathroom, ground floor shower room
- Three reception rooms and a study
- Separate kitchen and utility room
- Enclosed walled garden
- Off street parking for two cars
- No onward chain

Additional Information

- Gas, Mains Water, Electricity
- The Local Authority is West Northamptonshire Council
- The property is in council tax band D

Ground Floor

The sitting room has original window shutters (like the dining room) and a dual sided wood burning stove shared with the family room. The vaulted over 13 ft. by 11 ft. family room has an exposed brick wall, a Velux and double-glazed windows with French doors to the garden, and accesses the study. To the rear of the entrance hall, the kitchen has Shaker style base and wall units with roll top surfaces and a stainless steel one and half sink with drainer. Fitted appliances include an electric oven with gas hob and extractor fan, an integrated microwave, a dishwasher and a fridge/freezer. A utility room has space for white goods and leads to the shower room.








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Outside

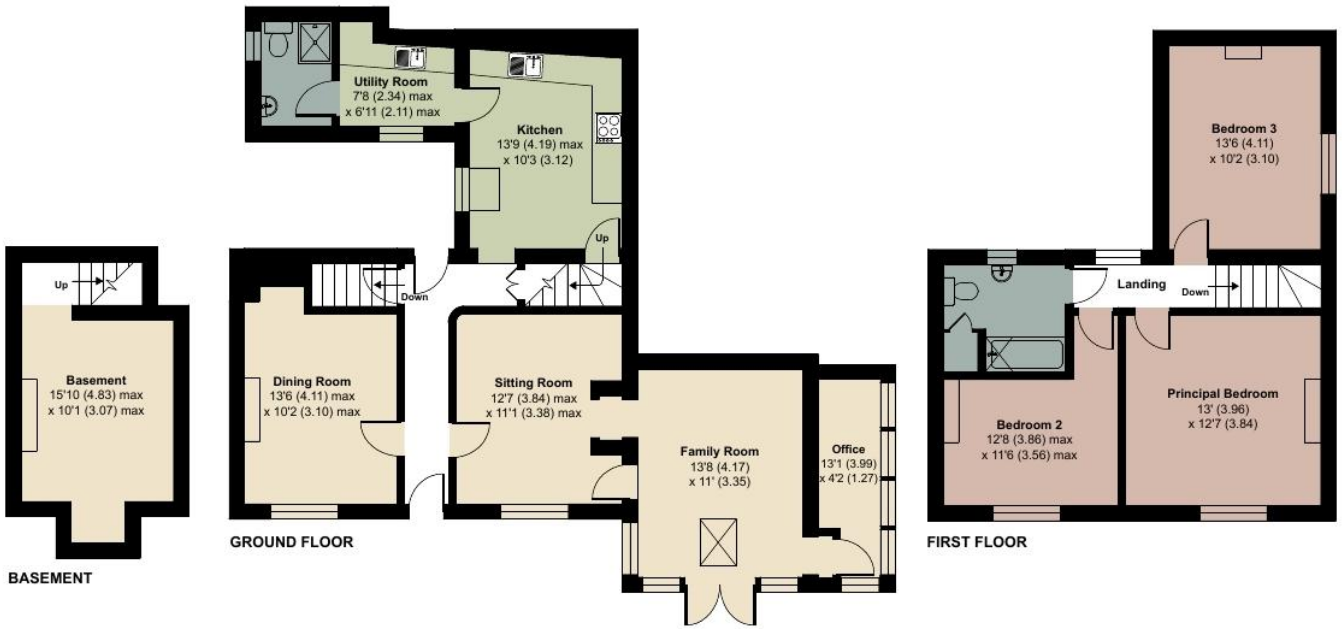
Double Wooden gates open to gravelled off street parking for two cars. A decked terrace to the front of the property for alfresco entertaining overlooks the walled garden which is mainly laid to lawn, bordered by mature hedge and flower borders. A pathway leads to a personnel gate, giving direct private access to Sponne House shopping centre and further shopping facilities within walking distance.





Approximate Area = 1557 sq ft / 144.6 sq m

For identification only - Not to scale





Schooling and Situation

The local schools are Sponne School, Nicholas Hawksmoor Primary School and Towcester Church of England Primary School in Towcester. Other schools include Northampton High School for Girls, Hardingstone, Northampton School for Boys, Quinton House School, Upton and Stowe School, Stowe. Towcester is a former market town and has shops, supermarkets, restaurants, and a rugby club.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Michael Graham Estate Agents. REF: 1494745

7 miles from M1 junction 15A

12 miles from Milton Keynes station

32 minutes from Euston

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