

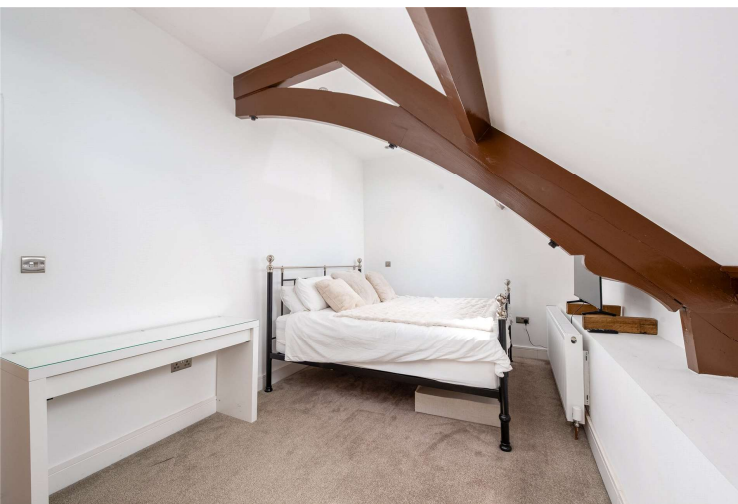
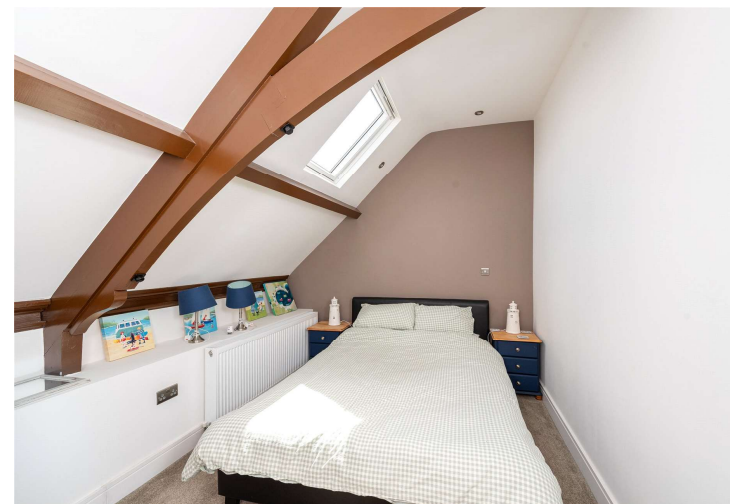


Cogenhoe, Northamptonshire

MICHAEL GRAHAM







A detached five bedroom former Baptist chapel, with a landscaped wraparound garden, a double garage and driveway parking, situated in the village of Cogenhoe and for sale with no upper chain.

The Old Chapel

14A Station Road, Cogenhoe,
Northamptonshire, NN7 1LT

Price £935,000



5 bedrooms



1 reception room



5 bathrooms



EPC Rating Band D

The chapel was built in 1910, and was thoughtfully converted and extended in 2017 to create over 3,450 sq. ft. of contemporary accommodation.

Original arched timber doors open to an entrance hall with double doors to the triple aspect sitting/dining room which measures 41 ft. x 29'2 ft. and has space for a study area and a 12 seater dining table. A dual aspect log burner with adjacent double doors divides the sitting/dining room from the kitchen/breakfast room. Also on the ground floor is a shower room and a utility room which provides further appliance space and storage. There is porcelain tiled flooring with underfloor heating throughout the ground floor.

- Converted and extended former Chapel
- Five bedrooms, four with en suites
- Ground floor shower room
- Open plan sitting/dining room with study area
- Kitchen/breakfast room
- Wraparound walled garden
- Double garage and driveway parking
- No upper chain

Additional Information

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

Kitchen/Breakfast Room

The kitchen/breakfast is fitted with a comprehensive range of units with granite worksurfaces incorporating a sink and drainer with a hose mixer tap. Integrated appliances include a dishwasher, a wine fridge, twin eye level ovens, a warming drawer and microwave. The matching central island provides more storage, has pop-up power sockets and a five ring gas hob with a ceiling extractor over. A solid timber breakfast bar seats six and there is a space for an American style fridge/freezer which is available by separate negotiation if desired. Bifold doors open to the terrace and garden giving an excellent flow through internal and external space for modern life and entertaining.







First Floor

The first floor galleried landing has a vaulted ceiling, an original stained glass feature window and space for seating. The principal bedroom has an en suite bathroom and bifold doors to a balcony which overlooks the garden and can also be accessed by bedroom two which has an en suite. There are two further double bedrooms both with en suites and fifth bedroom which is currently used as an office. The first floor can also be accessed via a secondary staircase in the kitchen/breakfast room.





Outside

The property has a plot of approximately 0.2 acres with a brick walled boundary. Double wrought iron gates give access to a driveway providing parking for three cars and leading to a double garage. The wrap around garden is mainly laid to lawn with a raised bed for flowers or vegetables, a garden shed, an outside tap and several woodstores. There are three paved terraces with outside lighting and power, ideal for al fresco dining and entertaining.









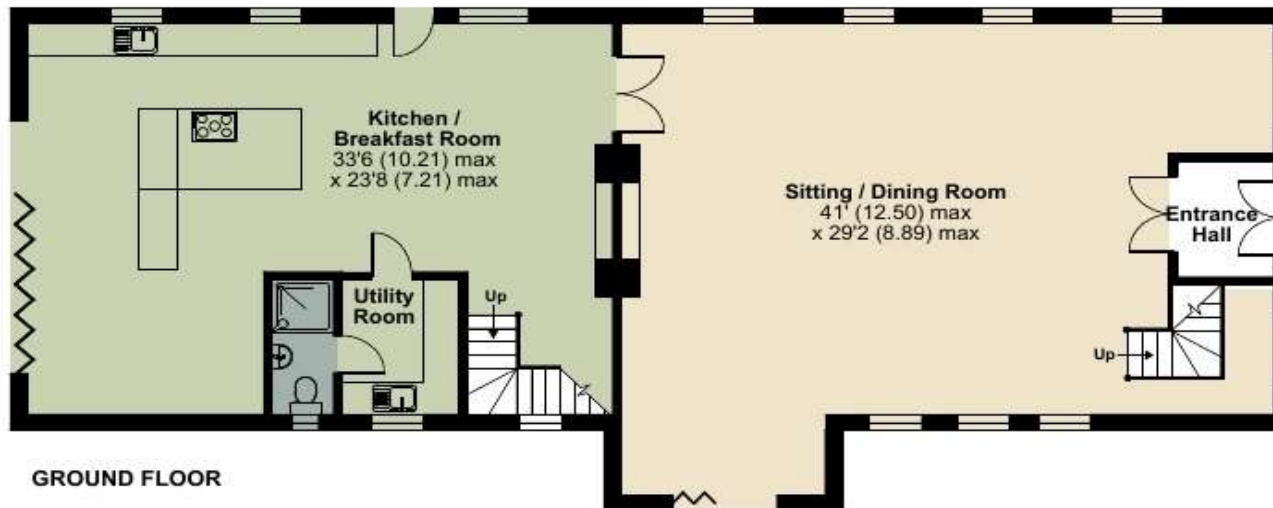
Total = 3857 sq ft / 358.3 sq m
Approximate Area = 3452 sq ft / 320.6 sq m

Garage = 405 sq ft / 37.7 sq m

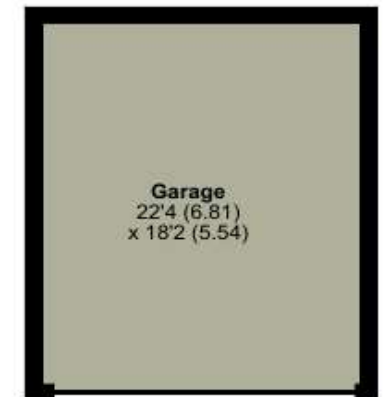
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FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2026. Produced for Michael Graham Estate Agents. REF: 1476914



Situation and Schooling

Cogenhoe is a large village with a church, a convenience store (including a post office) and a public house. Local schools include a primary school in Cogenhoe and it is in catchment for Wollaston Secondary School. There are private schools at Spratton, Maidwell and Wellingborough, and public schools at Rugby, Oundle, Uppingham, Kimbolton and Stowe and Northampton High School for Girls is a 10 minutes' drive.



8 miles from M1
junction 15



8 miles from
Northampton station



51 minutes from
London Euston

Northampton Office | 01604 611011

19 Market Square, Northampton, Northamptonshire, NN1 2DL

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MICHAEL GRAHAM



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