



Cotton Views

18 Cotton End | Long Buckby | Northamptonshire | NN6 7RF

FINE & COUNTRY

# COTTON VIEWS



*A stunning refurbished detached home with outstanding views to the front and rear, four/five bedrooms and separate guest suite or work from home office.*







# KEY FEATURES

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Cotton Views is an outstanding property that has had the benefit of full refurbishment within the last 12 months offering a fine example of a modern home with contemporary fittings and the luxury of four bathroom facilities, four bedrooms in the main house and a separate guest suite, which could also double up as the perfect 'work from home' office in keeping with the demands of modern life. The kitchen has been fitted with some quality contemporary grey gloss units, complimented by the high-quality built-in Neff ovens and other appliances, a hallmark of great quality in any home. The high-quality flooring flows into the utility room and open plan living area, with its stunning views across the Northamptonshire countryside. The hallway leads off to the cloakroom and the convenient ground floor bedroom, with its en-suite and access to private terrace, where we understand there is provision for the all-important hot tub! The first floor has three further bedrooms, served by the family bathroom, whilst the principal bedroom, has its own contemporary en-suite and some incredible views to the rear. There is some excellent storage including, bespoke shelving and built-in wardrobes, throughout the first floor.















































## Outside

Cotton Views sits on the fringes of Long Buckby village with a slightly elevated frontage laid mainly to lawn. A single track lane leads to an attractive courtyard accessed by an electric gate where there is access to a single garage, with electric up and over door that is a useful workshop. Nestled behind the workshop is the lawned garden, which given its elevated position, provides some excellent views.









#### Guest Suite/Office

Across the gated driveway is a perfect guest bedroom, with its own en suite or of course it could provide an ideal work from home office.





# LOCATION

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Midway between Northampton and Rugby, this large parish includes the two smaller settlements of Murcott and Buckby Wharf on the Grand Union Canal. Only 2 miles from M1 J18 Watford Gap, the village also has a railway station with mainline services to London Euston and Birmingham. The infant and junior schools within the village feed to Guilsborough secondary school 6 miles away and there are also private prep schools less than half an hour away. In addition to various sporting and social clubs, the village has C of E, Baptist and United Reform churches and a very good range of shops and services including small supermarkets, designer dress boutique, deli, bakers, chemist, newsagent, butcher, hairdresser, estate agent, public houses, restaurants, medical practice, dentist and library.







# INFORMATION

## Services

Mains water, electricity, drainage, gas, BT phone line and Broadband.

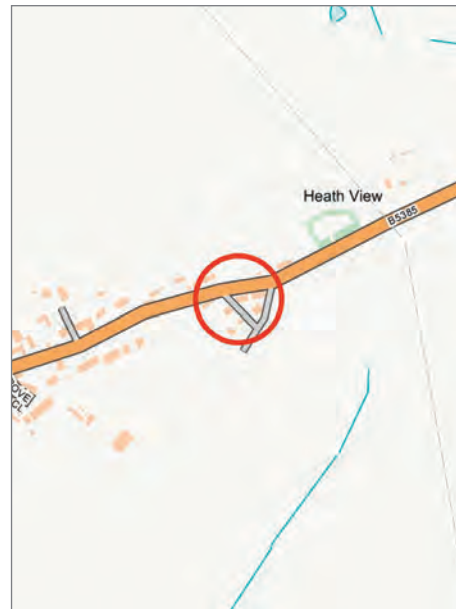
## Local Authority

Daventry District Council

Council tax band 'D'.

## Viewing Arrangements

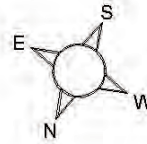
Strictly via the vendors sole agents Claire Heritage & Sam Funnell  
(Fine & Country) on 07894 561313 | 07714 515484



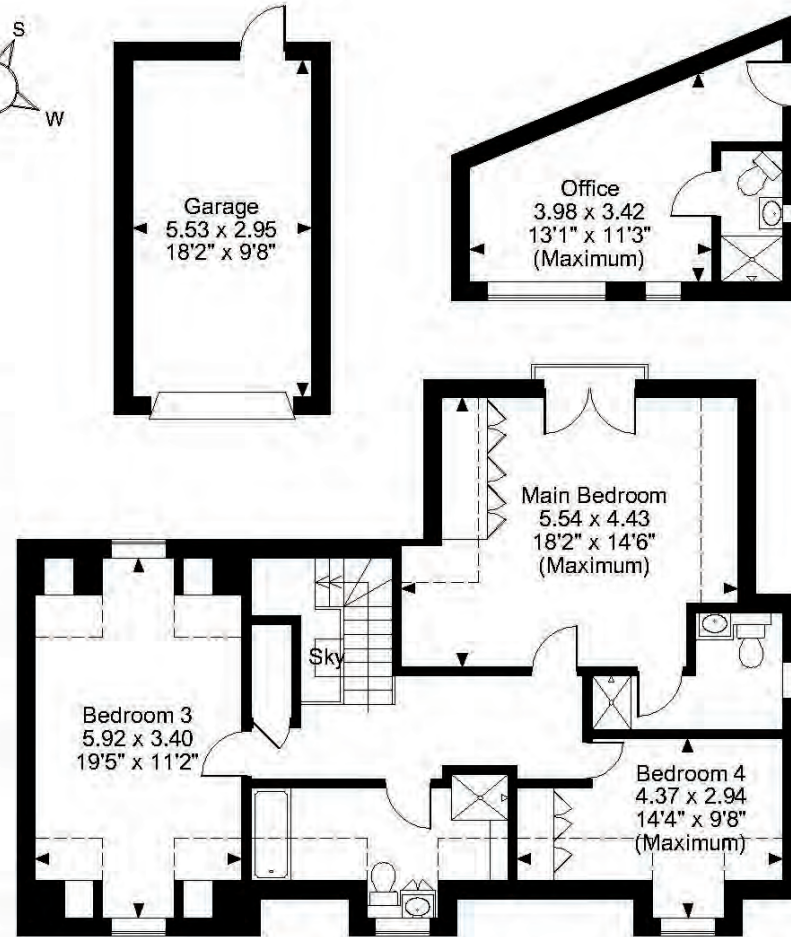


**Cotton Views, Cotton End, Long Buckby, Northampton**

**Approximate Gross Internal Area**  
**Main House = 1639 Sq Ft/152 Sq M**  
**Garage = 176 Sq Ft/16 Sq M**  
**Office = 163 Sq Ft/15 Sq M**



**Ground Floor**



**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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# FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*



## SAM FUNNELL

BRANCH PARTNER

Fine & Country Rugby  
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Sam heads up the team in Rugby and has worked in a Managerial capacity in the local area with other agents for over 20 years. Sam combines his wealth of local knowledge, with an enthusiasm for marketing, service and results. He is more than happy to provide a bespoke, tailored plan to aid any seller's move using Fine & Country's incredible marketing tools. The office constantly receives repeat business and excellent reviews, a true testament to the quality of service that Sam and the team consistently deliver.



## CLAIRE HERITAGE

PARTNER AND PROPERTY MARKETING EXPERT

Fine & Country Rugby  
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Claire has worked in the property industry for over 18 years, during which time she has mastered the ever changing marketing techniques that have evolved numerous times during her working life. In particular, Claire is a marketing manager and social media expert which puts her in the perfect position to elevate the status of your home and create a successful and bespoke marketing strategy tailored to your needs. She has received many awards and testimonies from her contemporaries and clients alike. Claire is consistently dedicated to her role and is the consummate professional, always going out of her way to help others at any given time. With her warm personality and outstanding customer service, Claire's sole aim is to ensure that our clients; journey is as smooth and as stress free as possible. Claire works closely with her partner Sam (Fine & Country Branch Partner) and lives in Rugby with her two children.

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)



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