

Castle Farm Cottage  
32 North Street  
Rothersthorpe  
Northamptonshire  
NN7 3JB

£825,000



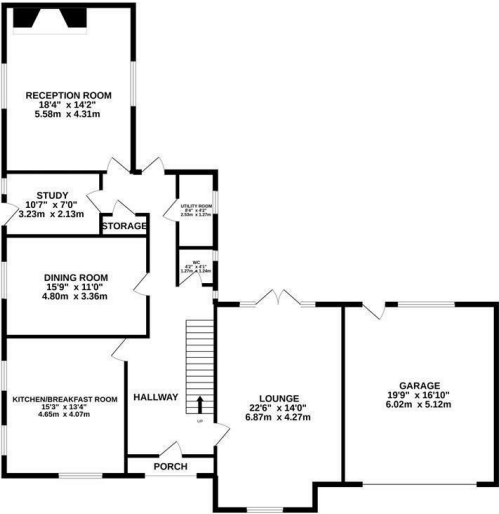
OSCAR JAMES

...expect excellence

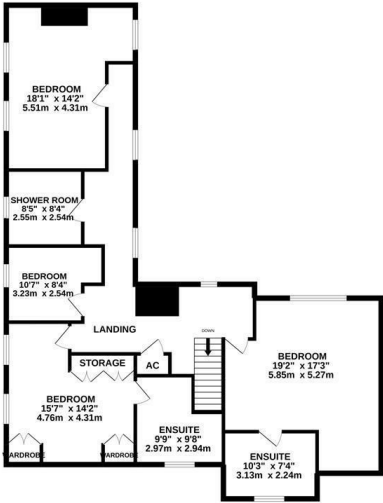


# FLOOR PLANS

GROUND FLOOR  
1645 sq.ft. (152.8 sq.m.) approx.



1ST FLOOR  
1243 sq.ft. (115.5 sq.m.) approx.



TOTAL FLOOR AREA: 2888 sq.ft. (268.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix 10/2022



## AT A GLANCE...



custom text 1



custom text 4



custom text 2



custom text 5



custom text 3



custom text 6





## WHAT'S GREAT?

Situated in the heart of the picturesque village of Rothersthorpe is this stunning, stone built home which enjoys a generous plot approaching 1 acre along with spacious internal accommodation, a large driveway and double garage.

Castle Farm Cottage offers immaculately presented internal accommodation which has been thoughtfully extended over time and now offers the perfect blend of character vs practicality.

The welcoming entrance hall provides access to all reception rooms and boasts a stunning staircase leading off to the first floor landing.

On the ground floor you will find; a dual aspect lounge with fabulous feature wood burning fireplace, second sitting room with large inglenook fireplace housing an LPG gas fire, gorgeous kitchen breakfast room with a range of eye and base level units, integrated appliances and space for a dining table, formal dining room (which could be knocked through into the kitchen if desired as is only separated by a stud wall), study and ground floor WC.

On the first floor expect to find four generous bedrooms and a recently refitted family bathroom. Bedrooms one and two also boast well-appointed en-suite bathrooms.

The outside of this property continues to impress with a beautifully maintained garden which opens onto a large paddock. The total plot is approximately one acre.

In addition there is a large driveway which leads to a double garage with electrically operated door.

Rothersthorpe is a quintessential Northamptonshire village with a primary school and village hall which hosts a wide range of workshops, fitness classes and a pop up pub. The village also enjoys far reaching views over open countryside. It is a highly commutable village and is just a short drive from the M1. Northampton station offers direct access to London via train.

This wonderful home really does have everything on offer and can only be truly appreciated by way of an internal viewing, so be quick and book yours today!

...expect excellence





# SELLER'S SECRET



Why we like it....

OSCAR JAMES

336 Wellingborough Road | Northampton |  
NN1 4ES  
01604 622722  
[www.oscar-james.com](http://www.oscar-james.com)

To buy or not to buy....

---

---

---

---

---