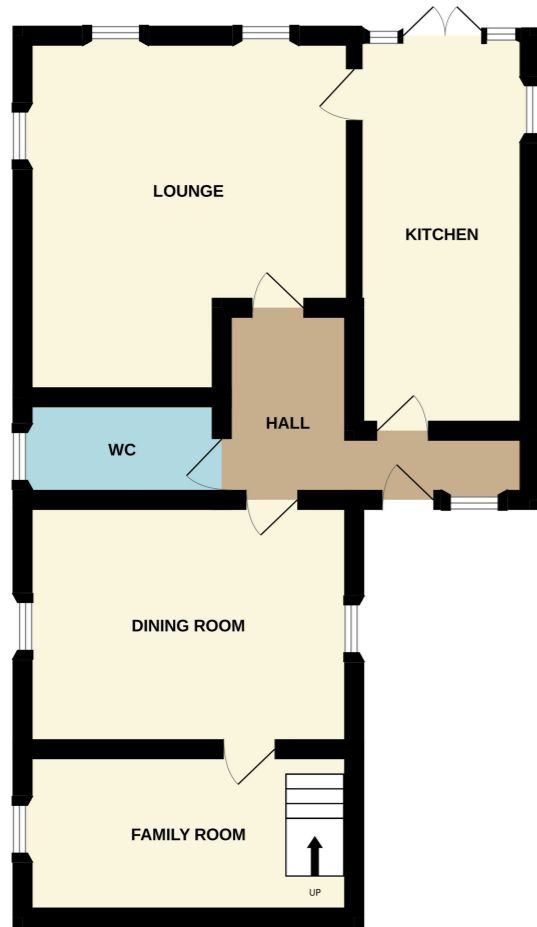


Make the right move!

GROUND FLOOR
901 sq.ft. (83.7 sq.m.) approx.



1ST FLOOR
670 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA: 1572 sq.ft. (146.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
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PROPERTY MISDESCRIPTIONS ACT 1991

The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The Agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



**22 The Green, Great Houghton, Northampton.
NN4 7AL.**

£495,000 Freehold

A rare opportunity to acquire a Grade II listed stone cottage dating back to 1675, steeped in local history and positioned in the heart of Great Houghton, enjoying views towards open countryside. Formerly the village bakehouse, and more recently the village garden centre, the property was thoughtfully combined from two dwellings circa 1980 to create a deceptively spacious home extending to over 1,500 sq.ft. Rich in character throughout, the property features exposed beams, traditional detailing and a highly versatile layout, offering excellent potential for a buyer looking to modernise and create a truly special village home. The accommodation briefly comprises an entrance hall, generous lounge, dining room, family room, kitchen and ground floor WC. To the first floor, a characterful landing incorporates study and storage areas, leading to three bedrooms and a family bathroom. Externally, the property benefits from mature landscaped gardens to the side and rear,

Lounge

15' 5" x 15' 1" (4.70m x 4.60m) A superb main reception room featuring exposed beams, stonework and an original fireplace, offering excellent proportions and natural light with dual aspect windows.

Dining Room

16' 3" x 12' 3" (4.95m x 3.73m) A well-proportioned second reception room ideal for formal dining or entertaining, with dual aspect windows.

Kitchen

19' 6" x 12' 0" (5.94m x 3.66m) A truly characterful kitchen set within a vaulted extension, featuring exposed timbers and a large glazed roof section that floods the space with natural light. The kitchen is fitted with a range of traditional-style units complemented by solid wood work surfaces and a Belfast sink, all set against exposed stonework which adds warmth and authenticity. A feature chimney breast with stone surround creates a natural focal point, enhancing the room's period charm. To the rear, decorative glazed doors and windows with coloured detailing open out to the garden, creating a bright and inviting space with a strong connection to the outdoors. There is ample space for informal dining or a breakfast area, making this an ideal day-to-day living space as well as a highly sociable environment for entertaining.

Family Room

16' 3" x 8' 3" (4.95m x 2.51m) A versatile additional reception room, perfect as a snug, playroom or secondary sitting room. This space offers flexibility depending on a buyer's needs and could also lend itself to home working or hobby use. Stairs lead to the upstairs and there is a window to the rear.

Shower Room

Formerly a kitchen this space is large enough to serve as a utility or office. With fitted sink, WC, shower and window to the rear.

Landing/Study Area

A particularly characterful landing space incorporating a study area and additional storage. With exposed beams and an irregular layout, this area provides an ideal work-from-home space or reading nook, adding to the property's individuality.

Bedroom One

16' 3" x 12' 0" (4.95m x 3.66m) A spacious principal bedroom with a window to the side aspect. The room benefits from built-in wardrobes and an integrated dressing area with desk space. Character features include exposed beams and a traditional timber door.

Bedroom Two

12' 8" x 8' 7" (3.86m x 2.62m) A double bedroom with space for freestanding furniture, enjoying natural light from a window to the front aspect.

Bedroom Three

9' 4" x 7' 0" (2.84m x 2.13m) A further bedroom offering flexibility as a single bedroom, nursery or home office. The room also benefits from built-in shelving and characterful features.

Bathroom

A generously sized family bathroom fitted with a panelled bath, WC and wash hand basin. The room is complemented by distinctive timber panelling and a mirrored vanity area, creating a unique and characterful finish.

Garage and Parking

To the rear of the property there is a detached garage along with off-road parking.

Garden

The property enjoys mature landscaped gardens to the side and rear, offering a private and well-established outdoor space with a variety of planting and areas to enjoy including a pond and lots of fruit and vegetables growing.

