



# Stunning Contemporary Conversion

The Old Chapel, Greens Norton, Northamptonshire







Beautifully refurbished chapel in a popular village • Character and charm • Contemporary open plan living • Impressive kitchen/dining room • Paved courtyard garden

#### Local information

Greens Norton is situated 2 miles from the town of Towcester, 11 miles from Northampton, 12 miles from Brackley and 15 miles from Milton Keynes (trains into London Euston from 35 minutes).

Road communications from Towcester provide good access to M1 junction 15A and the M40 south of Brackley with the A5 providing access to Milton Keynes.

Village facilities include a primary school, shop/Post Office, butcher's shop, public house, community centre, doctor's surgery, Pocket Park and Parish Church.

Local schools include Sponne School (Towcester); Independent schools in the locality include Pitsford School, Northampton High School for Girls, Winchester House School (Brackley), Akeley Wood, Beachborough and Thornton College for Girls. There are Public schools at Rugby, Stowe, Bloxham, Uppingham and Oundle.

Sporting facilities in the area include golf at Farthingstone; horse racing at Towcester; motor racing at Silverstone.

Beauty spots include Everdon Stubbs, Badby Woods, Hazelborough Woods and Bucknell Woods.

Just outside the village is Towcestrians RFC, one of the longest established rugby clubs in South Northamptonshire and one of the most successful Junior Rugby clubs in the East Midlands (at time of print, April 2021).

Approximate distances:  
Turweston 2 miles, Northampton 11 miles, Brackley 12 miles, Milton Keynes 15 miles (mainline train services to London Euston from 35 minutes), Banbury 19 miles.  
M1 (J15A) 7 miles, M40 (J10) 16 miles.

#### About this property

The Old Chapel is a beautifully refurbished Chapel dating back to the 1900 built of mellow red brick beneath a slate roof and is situated in the heart of this popular village. Whilst offering plenty of character and charm, the chapel has a contemporary and open plan feel.

Period features include vaulted ceiling, Gothic arched windows and exposed timbers provide a real sense of this beautiful property's history.

Carefully and sympathetically refurbished, there has been lovely attention to detail and use of modern fittings including stone fireplace with wood burner, Crittle windows, double glazing, wooden flooring, under floor heating, stylish modern lighting, white bathroom fittings.





More importantly is a bespoke hand made kitchen, very much the engine room of this property with Aga, generous central island and wealth of fitted cupboards. There is space for cooking, dining, or just relaxing with a real sense of space and height created by the original vaulted ceiling and central windows to the east. Crittle windows and doors open onto the courtyard garden to the rear, allowing for summer entertaining. The bespoke stairs, with a contemporary steel design, rise from the kitchen/breakfast room as a feature.

A small entrance area opens up into the kitchen/breakfast room. The original main door also provides access opening into the spacious sitting room with seating centred around the fireplace focal point and ample space for a pair of desks for working from home.

Utility room complements the ground floor ideal for boots, coats, pets, washing and drying.

Generous principal bedroom with dual aspect and en suite shower room. Guests or family have a choice of bedrooms on the ground and first floors.

To the rear is a paved courtyard garden and entertaining area with raised beds. From here steps descend to the cellar ideal for storage and offering scope for other uses subject to the relevant consents.

In recent times the property has been run as an Air BnB and due to its position in the heart of the village, this property would ideally suit a 'lock up and leave' buyer or professional couple requiring a stylish base.

#### DIRECTIONS

From the A43 roundabout on the southern outskirts of Towcester take the exit signed to Abthorpe and Greens Norton. Take the first right turn on to Mill Lane (signed Greens Norton). Proceed along Mill Lane onto High Street into Greens Norton. Passing the butcher on your left hand side take the next left turn onto Bradden Road where The Old Chapel is the third property on your right hand side.

#### SERVICES

Mains electricity, drainage and water are connected to the property. Wet system/water underfloor heating powered by gas central heating. BT and Broadband are connected to the property subject to the usual transfers.

COUNCIL TAX BAND: F

POST CODE: NN12 8BS

TENURE: Freehold.

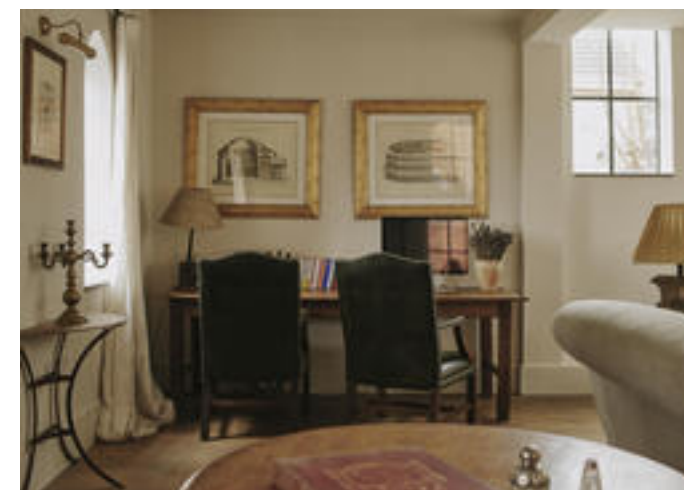
#### LOCAL AUTHORITY

South Northamptonshire Council, Springfield, Towcester, Northants, NN12 6AE. T: 0845 230 0226.

E: [info@southnorthants.gov.uk](mailto:info@southnorthants.gov.uk)

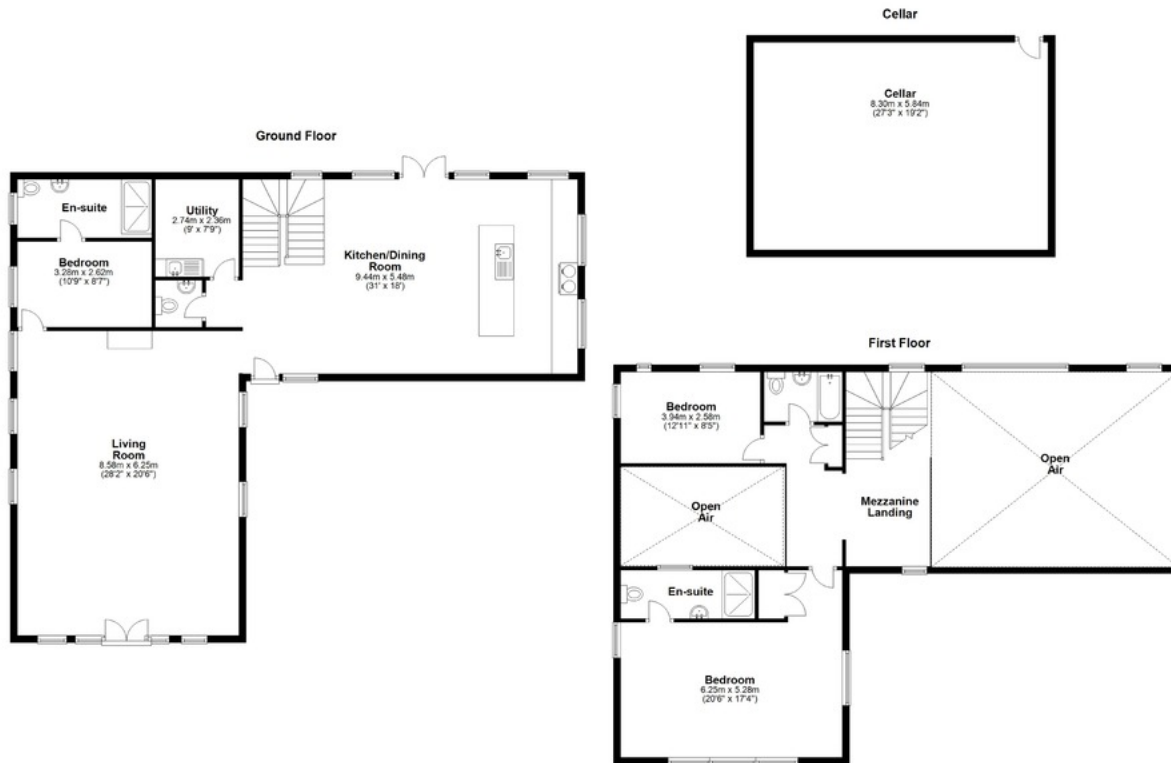
#### Viewing

Strictly by appointment with Savills









Measurements are approximate. Not to Scale. Illustrative purposes only.  
Plan produced using Planity.  
The Old Chapel, Bradden Road

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92-100) <b>A</b>                           |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  | 74                      | 79        |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England, Scotland & Wales                   |  | EU Directive 2002/91/EC |           |

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