



Unique renovation opportunity

4 Bell Lane, Byfield, Daventry, Northamptonshire NN11 6US

Period stone property • Versatile accommodation • Opportunity for substantial refurbishment • Off road parking and brick garage • Stores • Garden

Local information

Byfield is a thriving village on the borders of south Northamptonshire, north Oxfordshire and south Warwickshire.

The village has good local facilities including a village shop/post office, garage, medical centre, primary school, public house, tennis club, cricket club, bowls club, village hall and parish church.

Nearby market towns of Daventry (Waitrose) and Banbury (Sainsburys and Tesco) provide more extensive facilities.

Communication is good with the M40 motorway (J11) at Banbury about 9 miles and M1 (J 16) Upper Heyford about 12 miles and trains from Banbury to London/Marylebone peak time from approximately 56 minutes.

Byfield has a primary school, and state secondary schools include: Chenderit School (Middleton Cheney) and Sponne School (Towcester). Independent schools in the area include prep:- Winchester House, (Brackley), Beachborough, (Westbury), The Carrdus, (Overthorpe) and Bilton Grange (Dunchurch); Public schools are Bloxham and Tudor Hall, (Bloxham), Stowe, Rugby and Princethorpe (Nr Leamington), Warwick and King's High (Warwick).

Sporting facilities in the area include golf at Staverton, Hellidon, Farthingstone and Middleton Cheney;

horse racing at Stratford-upon-Avon and Warwick; motor racing at Silverstone and full indoor sports complexes at Banbury and Daventry.

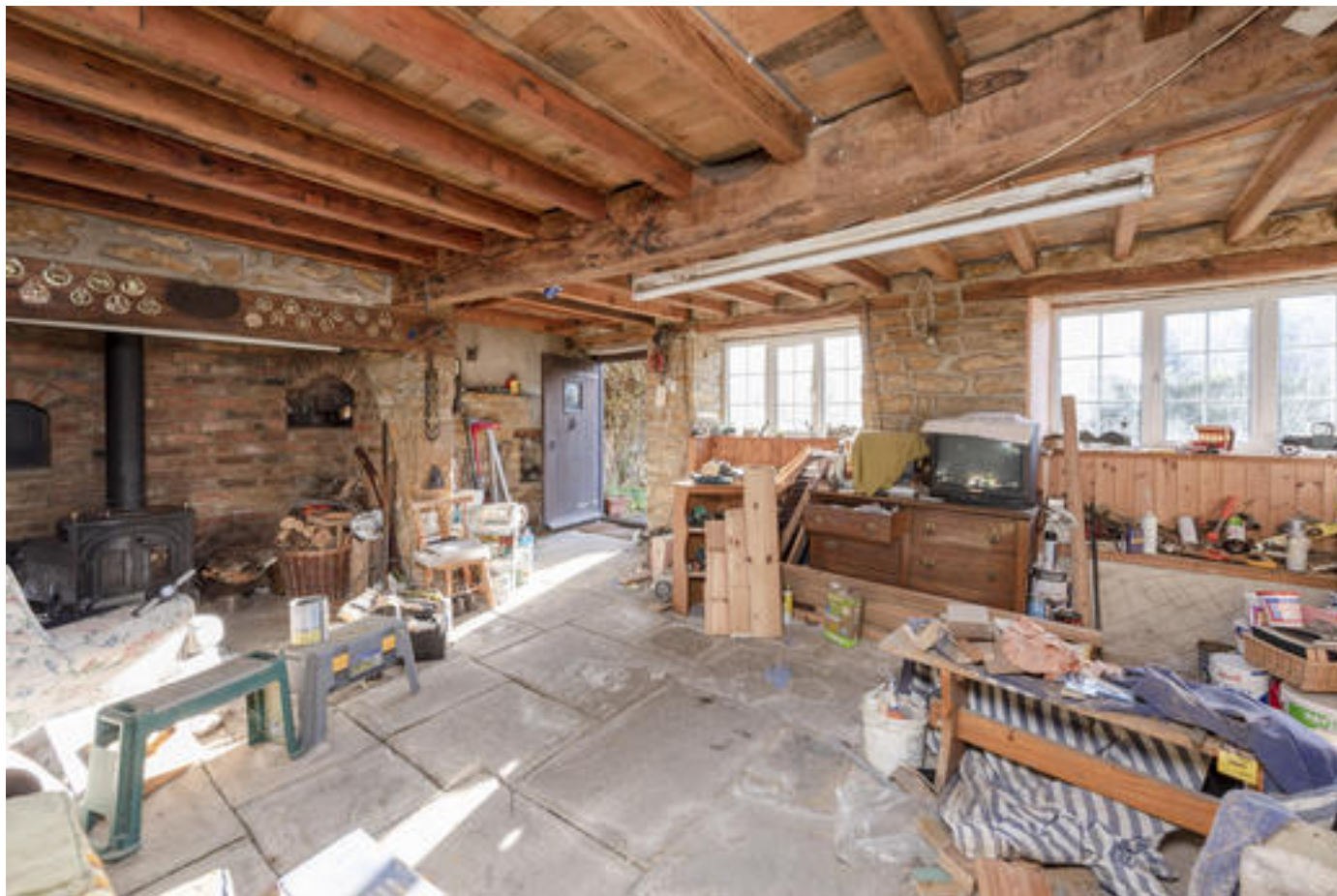
Oxford and Stratford-upon-Avon are both within reach for excellent cultural facilities.

About this property

4 Bell Lane is a period stone property with slate roof, understood to date back to 1850. Originally a detached cottage, a further stone, period building was then added to it providing additional flexible accommodation. The property now offers the opportunity for a substantial refurbishment project with versatile accommodation.

The original cottage comprises a reception room with inglenook fireplace, featuring a woodburner and original bread oven, exposed beams, stone floor and door to the garden. To the rear is a former kitchen area with Butlers sink. The first floor provides a flexible space with room for bedrooms and a bathroom at the rear, which currently has a toilet and basin. There was formally a second floor with a room in the attic and there is potential to reinstate this.

Adjoining the original cottage is an additional building which could have potential to be combined into part of the main house, subject to any necessary planning permissions. It currently comprises a ground floor room and stairs leading to a first floor room.





To the front of the property is off road parking and a garden area, as well as a brick garage and stores. Accessed via a side path is a rear lawned garden.

DIRECTIONS

From Banbury take the A361 Daventry Road and continue through the villages of Wardington and Chipping Warden. Continue into the village of Byfield and take the first left onto Banbury Lane. At the next crossroads with Bell Lane is a triangle of grass. We ask that you park safely on Bell Lane close to the green and walk to the property which is just to the north of the green, on the northern side of Bell Lane, up private lane and set behind The Old Granary. Although there is off road parking at the Property this is not being used for viewings.

SERVICES

Mains water, drainage and electricity to the right hand cottage. There is currently no central heating at the property.

LOCAL AUTHORITIES

Daventry District Council Tel: 01604 236236

COUNCIL TAX BAND: C

TENURE: FREEHOLD

AGENTS NOTE:

Part of the property may be unsafe therefore viewings not accompanied by Savills are strictly forbidden. Extra care to be taken when on site and appropriate footwear must be worn.

Viewing

Strictly by appointment with Savills



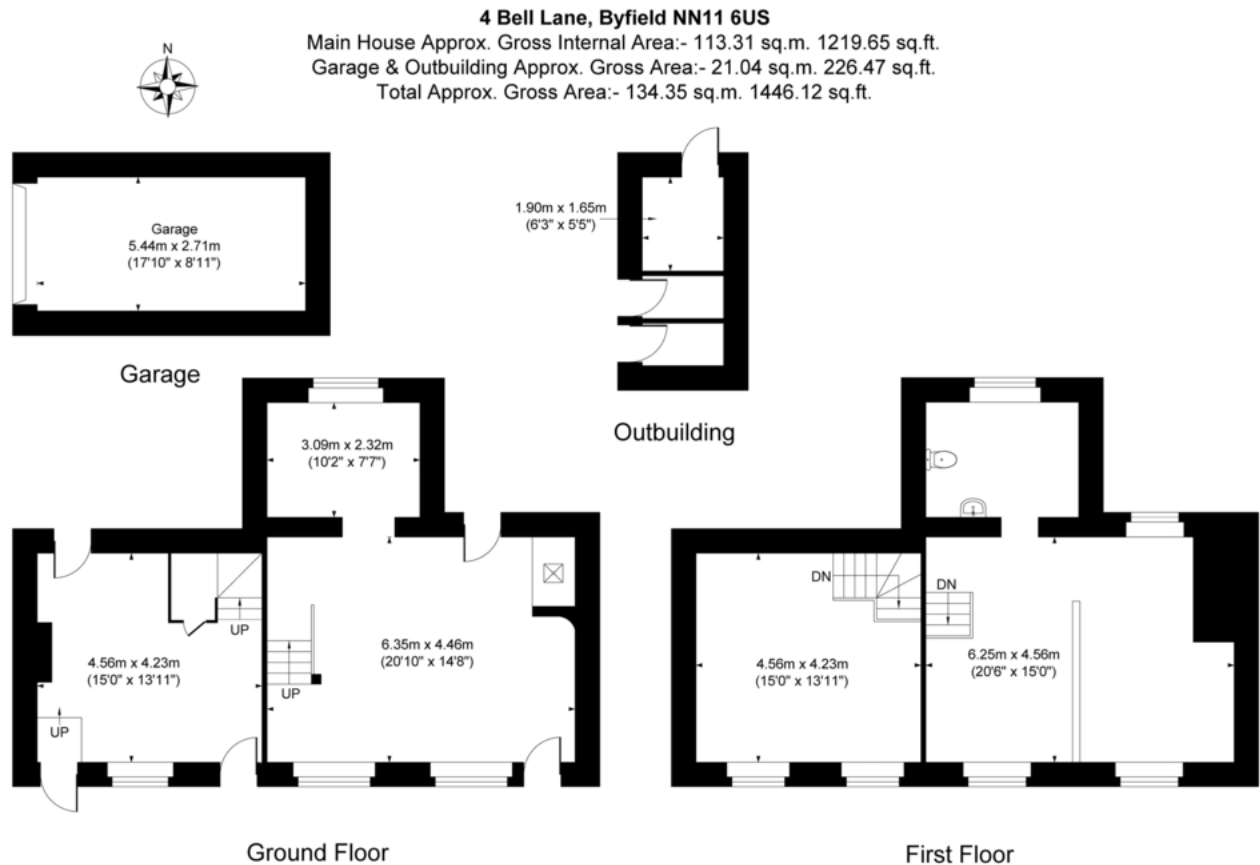
4 Bell Lane, Byfield, Daventry, Northamptonshire NN11 6US
Gross internal area (approx) 1219.65
Outbuildings 226.47
Total 1446.42



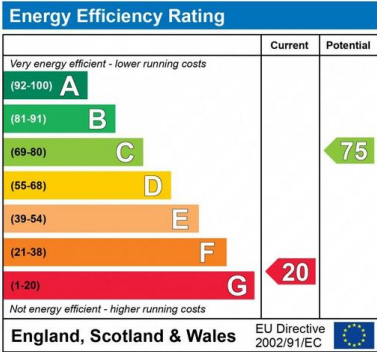
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