

19, HIGH STREET

EYDON • NORTHAMPTONSHIRE



savills

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Banbury 11 miles (London Marylebone about 60 minutes)

M40 (J11) 11 miles, Daventry 11 miles, Brackley 11 miles,
Towcester 12 miles

(All distances and time are approximate)

Charming cottage within a quaint Northamptonshire village

Sitting room • Kitchen • Dining room • Snug
Utility room/kitchen • Cloakroom

Three bedrooms • Family bathroom

Annexe joined to the house offering ground floor
accommodation with double bedroom and shower room above.

Enclosed rear garden

Hobby room and further outbuilding/log store

Single garage and allotment plot.





SITUATION

Eydon is a small unspoilt rural South Northamptonshire village comprising predominately ironstone houses and cottages set in attractive undulating countryside. Local amenities include The Royal Oak public house/restaurant, parish church/village hall, sports field, swings, games area and the village has a very active community. Further facilities can be found at Byfield, Woodford Halse and Culworth which include post office, butcher, mini supermarket and well regarded primary school in Culworth. More extensive specialist requirements are at the market towns of Banbury, Brackley, Towcester and Daventry.

Independent schools in the area include prep:- Winchester House, (Brackley), Beachborough, (Westbury), The Carrdus, (Overthorpe); Senior independent schools are Bloxham and Tudor Hall, (Bloxham), Stowe and Rugby.

Access onto the M40 motorway at Junction 11 (Banbury) about 11 miles. Main line train services from Banbury (London/Marylebone travel time from 60 minutes) and Milton Keynes (London/Euston travel time from 33 minutes).

Sporting activities in the area include Golf at Cherwell Edge (Middleton Cheney) and Staverton; Horse racing at Towcester, Warwick and Stratford-upon-Avon; motor racing at Silverstone; full indoor sports complex at Banbury; fishing and sailing at Boddington Reservoir.



DESCRIPTION

This delightful property sits within the heart of the village. Built from stone under a slate roof it offers a wealth of period features which include, flagstone flooring, windows seats, exposed beams and inglenook fireplace.

Entering into the lobby and moving across the flagstone floor and onto slate into the kitchen. Finished with oak base and wall units with oak work surface. Inset with Franke sink with drainer, integrated fridge/freezer, under counter dishwasher and Hotpoint oven with a four ring induction hob. Further is a two seater breakfast bar and Rayburn. The sitting room is a bright and light room benefitting from dual aspect windows. A inglenook fireplace with flagstone hearth inset with wood burning stove. The dining room is laid with quarry tiles and also benefits from a wood burner, another light and bright room with stairs rising to the first floor. Furthermore is a shower room with washbasin and w.c. along with utility area/kitchen currently shared with the annexe. A Belfast sink with wooden worktop and wood wall and base units along with space for washing machine and an integrated two ring induction hob.

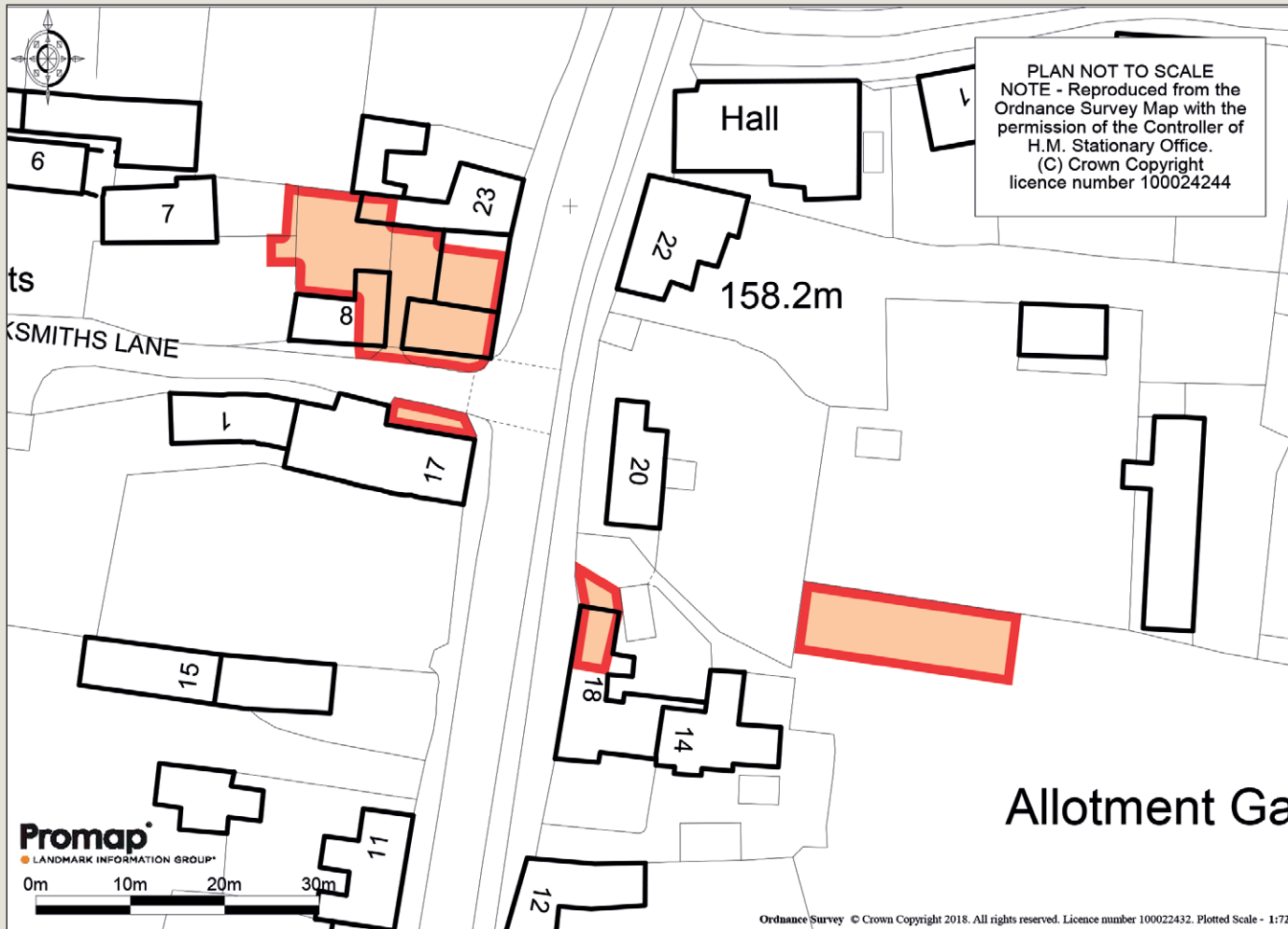
Three bedrooms occupy the first floor, all benefit from built in storage with the principal room offering double aspect views across the lane and countryside beyond. A family bathroom with a white suite of bath, w.c. and washbasin is also present.

Linked via the entrance lobby is a self-contained annexe. It offers a ground floor sitting room and shared kitchen/utility. Stairs lead to a first floor double bedroom with en-suite shower room with corner shower tray, washbasin and w.c. This could however be integrated back into the property to create a further bedroom and snug/study.

OUTSIDE

Externally and to the rear, the gardens are fully enclosed with a paved seating and lawned area surround by mature planting and shrub borders. A stone built garden store is present along with a further stone built hobby room. Parking for a vehicle opposite the property along with a single garage across the lane with further parking for another two vehicles. Stone built it offers an up and over door along with personnel door to the side. The freehold sale also includes an abundant allotment plot within walking distance of the property. This plot offers the new purchaser a chance to create their own piece of The Good Life whilst enjoying open countryside views.





SERVICES

Mains water, electricity and drainage are connected to the property. Heating and hot water provided by oil fired boiler.

COUNCIL TAX

Band E

LOCAL AUTHORITIES

Northamptonshire County Council

Tel: 01604 236236

South Northamptonshire District Council

Tel: 01327 322322

TENURE

FREEHOLD

FIXTURES AND FITTINGS

Those items mentioned in these sale particulars are included in the freehold sale. Also included are fitted carpets, curtains and light fittings. All other fixtures, fittings and furnishings i.e. carpets, curtains and light fittings, as well as the stone fountain in the rear garden are expressly excluded. Certain such items may be available by separate negotiation. Further information should be obtained from the selling agents.

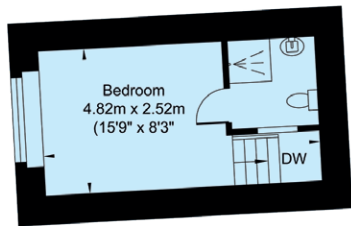
DIRECTIONS (POSTCODE: NN11 3PP)

From M40 (J11) take the A361 towards Daventry. Proceed along this road for 8.2 miles and into the village of Byfield. Proceed through the village of Byfield and at the second of the double roundabouts take the third exit onto Church Street. Continue along Church Street and out of the village for 1.4 miles and at the grass triangle take a right turn then immediately after take a left turn at another grass triangle sign post Eydon. Proceed along this road for 1.2 miles into the village of Eydon. At the 'T' junction take a right turn onto Lime Avenue and proceed along the road until a further 'T' junction in which you take a left. Follow the road around and through the village and after about 0.5 miles 19, High Street can be found on your left hand side.

VIEWINGS

By appointment with Savills. Prior to making an appointment to view, Savills strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of Savills' staff who have seen the property in order that you do not make a wasted journey.





First Floor above Annexe



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Approximate Gross Internal Area:

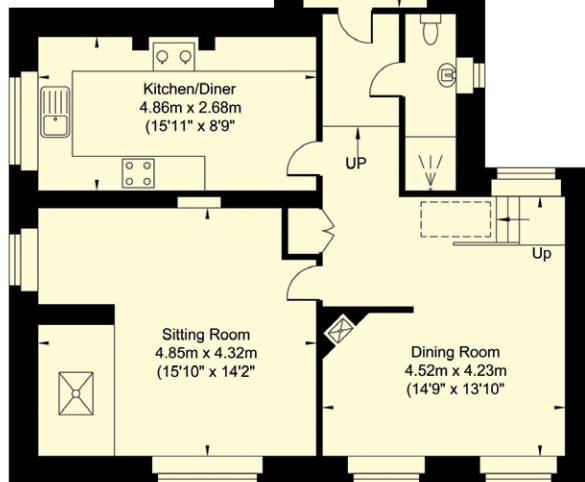
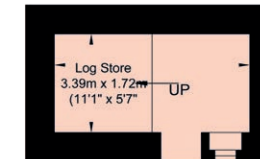
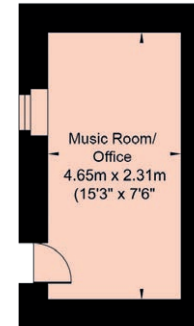
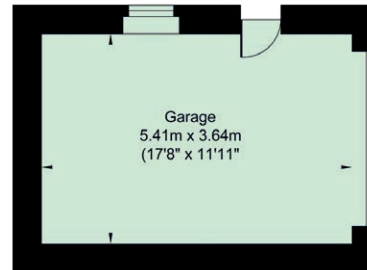
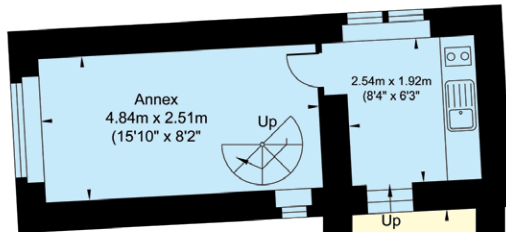
Main House: 159.98 sq.m. / 1722 sq.ft.

Garage: 19.69 sq.m. / 210.94 sq.ft.

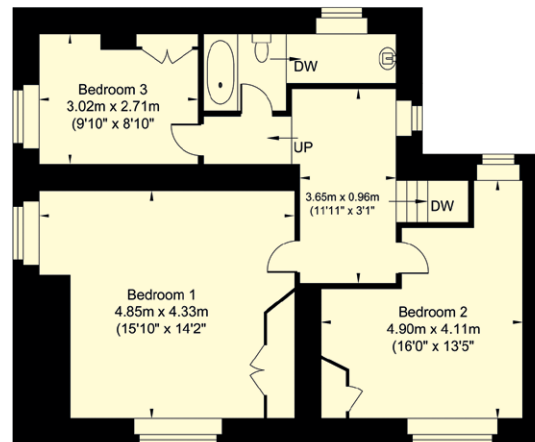
Outbuilding: 16.57 sq.m. / 178.35 sq.ft.

Total: 196.24 sq.m. / 2112.31 sq.ft.

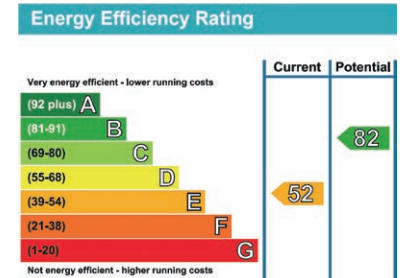
- Main House
- Annexe
- Garage
- Outbuilding



Ground Floor



First Floor



IMPORTANT NOTICE:

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