



THE CROFT

CHURCH STREET • BLAKESLEY • NORTHAMPTONSHIRE

savills

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NORTHAMPTONSHIRE

Attractive, period village
house with extensive gardens

APPROXIMATE DISTANCES

Towcester 5 miles, Northampton 14 miles
Banbury 16 miles (London Marylebone from 56 minutes)
Milton Keynes 17 miles (London Euston from 35 minutes)

ACCOMMODATION AND AMENITIES

Entrance hall • Kitchen/breakfast room • Drawing room
Dining room • Sitting room • Study
Utility • Pantry • w.c.

Master bedroom with en suite shower room
3 further bedrooms • Family bathroom

Extensive rear garden with vegetable garden • Paddock
Stable • Store • Garage • Off road parking

In all about 0.37 acres





SITUATION

Blakesley is an attractive South Northamptonshire village with a variety of ironstone houses and cottages situated in rural countryside.

The village amenities include a general store/post office, public house, garage, parish church, a village hall and an Ofsted outstanding rated primary school (at time of print: June 2019).

The nearby market town of Towcester provides for more extensive requirements including a comprehensive school, Sponne, with a school bus running from/to the village.

Preparatory and public schools can be found at Winchester House (Brackley), Beachborough

(Westbury), Stowe (Buckingham), Bloxham and Tudor Hall (Bloxham).

The village lies between the M1 motorway (Junction 15a - Rothersthorpe approximately 13 miles) and M40 motorway (Junction 11 - Banbury approximately 16 miles).

There are regular mainline train services from Milton Keynes to London Euston (from 35 minutes) and Banbury to London Marylebone (from 56 minutes).

Sporting and leisure activities include village tennis courts & tennis club, village cricket club and cricket field, movie nights at the village hall, golf at Farthingstone, Whittlebury and Stowe, motor racing at Silverstone, theatres and cinema multiplexes at Milton Keynes and Northampton.



DESCRIPTION

The Croft is an attractive, detached, Georgian double fronted house located in the sought after village of Blakesley. It is of stone and brick construction with a slate roof.

The property benefits from a wealth of period features, including exposed timber floorboards, cast iron fireplaces, stain glass windows, ceiling rose and exposed beams.

The central hallway provides access to all of the reception rooms and with stairs leading to the first floor. The drawing room and dining room are wonderfully light with high ceilings, bay windows and working fireplaces. Leading from the dining room is a further study. The sitting room benefits from doors onto the terrace, an exposed brick fireplace and Clearview wood burning stove.

To the rear of the house is a spacious kitchen/breakfast room with

a range of Fraser James oak base and wall units, marble work surfaces, ceramic sink, four oven oil-fired Aga, walk in pantry and room for a table and chairs.

The utility room has access to the garden and provides additional space for white goods and storage, including a loft storage area currently accessed by a ladder, which offers scope for conversion, subject to necessary consents.

On the first floor the master bedroom is light and spacious, with high ceilings, a cast iron fireplace and a recently fitted en suite shower room. There are three further double bedrooms, all with character features, and a family bathroom with roll top bath and separate shower.

The rear garden provides the rare opportunity of an extensive outdoor space, whilst being in a central village location. It comprises

a landscaped terrace area, lawn, vegetable garden, fruit nets and a variety of trees including plum, apple, crab apple and apricot. There is also a further area of grass, with an impressive walnut tree, which is fenced and currently used as a paddock to graze two sheep that could offer scope to be used as a pony paddock. The site extends to approximately 0.37 acres.

There is a stable of brick and stone construction and a separate store, with covered log store area, which can be used for a range of purposes including garden storage or a feed room.

There is also a single garage with electric roller shutters and off road parking. The property benefits from a right of access over the neighbouring properties drive to access the garage and garden.

This is ideal for those looking for a spacious period property with impressive gardens in a popular village location.



SERVICES

Mains water, electricity and drainage, oil central heating, oil fired Aga. Superfast Fibre 2 broadband is available to the property, subject to the usual transfers.

Council tax band: G.

Postcode: NN12 8RA.

Tenure: Freehold.

Local authority: South Northampton District Council
Tel: 01327 322322.

DIRECTIONS

From Banbury (Junction 11 M40 motorway) take the A422 dual carriageway eastwards signed towards Brackley. At the roundabout take the left turn onto the B4525 and continue for about 4 miles. Take the left turn signed Thorpe Mandeville and Sulgrave. Continue on this road for a further 8 miles, passing through the villages of Moreton Pinkney, Canons Ashby and Adstone. At Maidford, take the right turn signed to Blakesley. Continue into the centre of the village and turn left by the small village green on to Church Street. The property can be found on the right hand side before you reach the Church.

From Towcester leave the town using the A5 (Watling Street) and at the junction with the A43 (Towcester Bypass) take the second exit signed to Greens Norton and Blakesley. Continue on this road for approximately 1.5 miles as you approach the pub, bear right onto High Street/Blakesley Hill. Continue on this road for approximately 2.5 miles towards Blakesley and turn right at the green on to Church Street. The property can be found on the right hand side before you reach the Church.

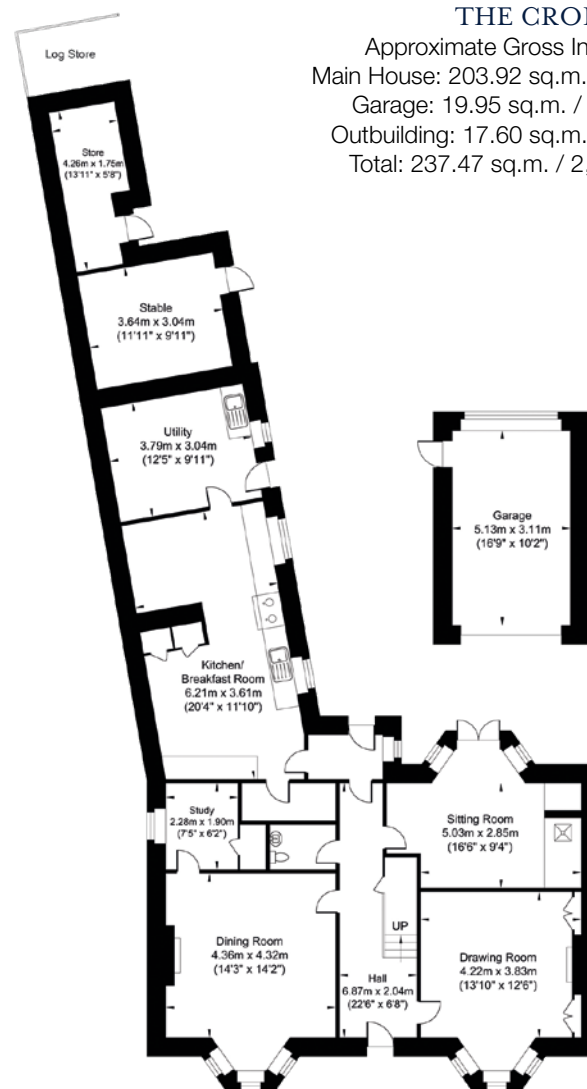
VIEWINGS

Strictly by appointment with Savills.



THE CROFT

Approximate Gross Internal Area:
Main House: 203.92 sq.m. / 2,194.97 sq.ft.
Garage: 19.95 sq.m. / 171.68 sq.ft.
Outbuilding: 17.60 sq.m. / 189.44 sq.ft.
Total: 237.47 sq.m. / 2,556.10 sq.ft.



Ground Floor



First Floor

Energy Efficiency Rating

Very energy efficient - lower running costs		Current	Potential
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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