



Charming Grade II listed property with cottage

The Old Haberdashery, 32-34 Banbury Lane, Byfield, Northamptonshire

Charming cottage in a village setting • Detached two bedroom cottage • Period features throughout • Enclosed courtyard and garden • Off street parking • Stores/outbuildings with planning permission

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, bowl club, village hall and parish church.

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

Communication is good with the M40 motorway (J11) at Banbury about 10 miles and M1 (J 16) Upper Heyford about 12 miles and intercity rail from Banbury to London/Marylebone peak time about 55 minutes.

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)

Sporting facilities in the area include golf at Hellidon, Tadmarton and Middleton Cheney; Stratford-upon-Avon and Warwick; motor racing at Silverstone and a full indoor sports complex at Banbury and Daventry.

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

Approximate distances: Daventry 8 miles, Banbury 11 miles (London Marylebone about 55 mins) M40 (J11) 10 miles.

About this property

This charming Grade II listed, late 17th century cottage is positioned just off the high street within the popular village of Byfield. Once a Haberdashery, it is constructed of squared ironstone and has been improved by the current owners.

The property has an array of period features throughout. The sitting room has exposed timbers, and an inglenook fireplace with wood burning stove. There are stairs to a cellar and French doors that open onto an enclosed rear courtyard. The study has stone mullion windows at side aspect. The drawing room offers extra living space, ideal for entertaining.

The kitchen/breakfast room wall has been knocked through to which was previously the separate family room. It is of generous proportion with a sizeable window which would have been the original shop front. A newly fitted kitchen has also been added with Quartz worktops and has gas fired Aga. In addition to this, there is a built in 5 ring gas hob and oven.





There is a utility room and cloakroom off of the kitchen which also has access to the courtyard.

The property has five bedrooms which are situated over the first and second floors. The principal bedroom has a stone mullion window and offers generous size with en suite shower. There are a further 4 double bedrooms, and spacious family bathroom. There is also storage on the landing.

To the rear of the property and in addition to the main accommodation, there is a detached two bedroom cottage. This self-contained living space comprises a sitting room with inglenook fireplace, a kitchen and two first floor bedrooms with a bathroom in between. It is currently being used as an air bnb.

As well as the enclosed courtyard to the rear of the main house, there is a garden which is accessed by a private patio pathway. Surrounded by a stone wall, it has a majority of lawn with a selection of vegetable, herb and rose gardens, and children's play area.

There is a gated driveway with parking to the side for up to three cars and useful stone built stores/outbuildings which have planning permission. Ref DA/2020/0241.

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 turn left just after the Cross Tree pub onto New Terrace. Continue to the end of this road where the property can be found directly in front of you.

SERVICES: Mains water electricity, gas and drainage are connected to the property. BT and Broadband subject to usual transfer arrangements.

LOCAL AUTHORITIES: Daventry District Council Tel: 01604 236236

COUNCIL TAX BAND: Main House: E Cottage: C

TENURE: FREEHOLD

POSTCODE: NN11 6UX

Viewing

Strictly by appointment with Savills









The Old Haberdashery, 32-34 Banbury Lane, Byfield, Northamptonshire

Gross internal area (approx) 2,897.13 sq ft

Outbuildings 1,450.95 sq ft

Total 4,348.08 sq ft



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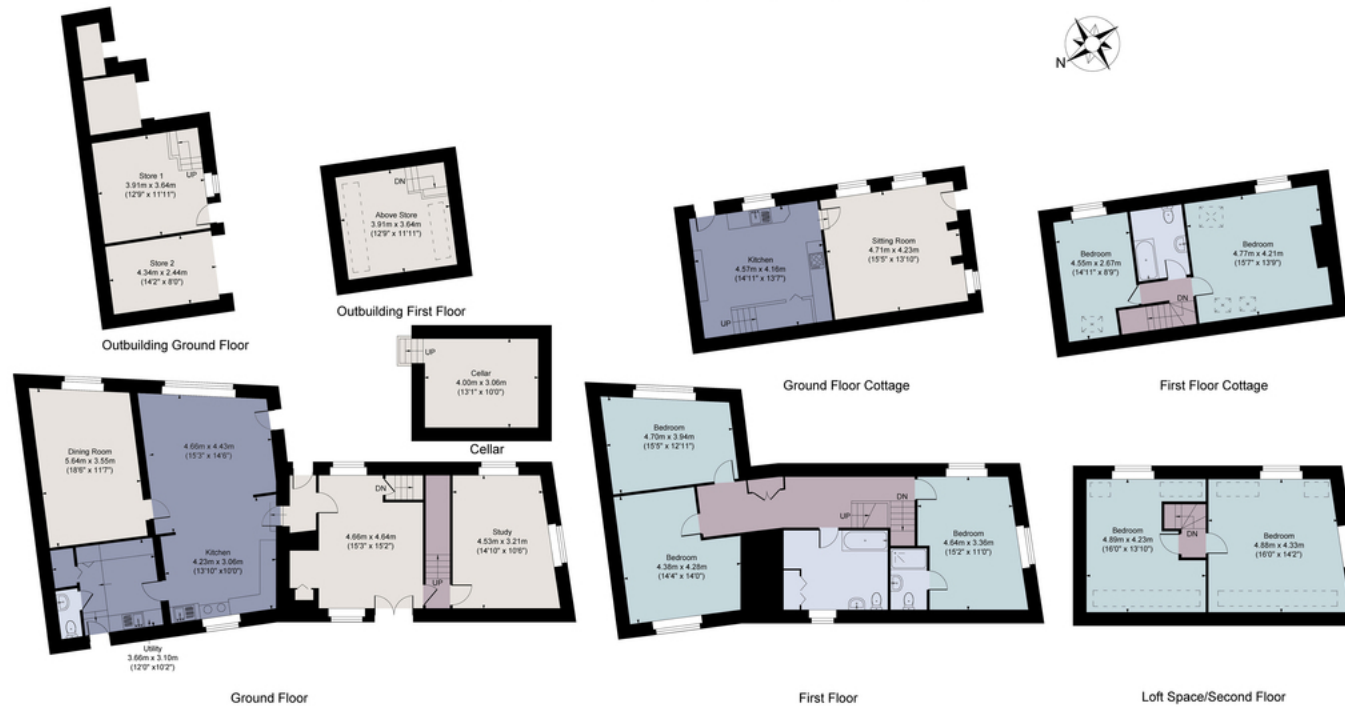
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Main House Approx. Gross Internal Area:- 269.15 sq.m. 2897.13 sq.ft.

Outbuilding Approx. Gross Area:- 46.99 sq.m. 505.81 sq.ft

Cottage Approx. Gross Area:- 87.80 sq.m. 945.14 sq.ft.

.Total Approx. Gross Area:- 403.94 sq.m. 4348.08 sq.ft.



FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

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