



44c WAPPENHAM ROAD

HELMDON, NORTHAMPTONSHIRE

savills









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HELMDON, NORTHAMPTONSHIRE

Brackley 5 miles, Towcester 7.7 miles, M40 (J11) 9.5 miles,  
Banbury 10.8 miles (London Marylebone from 56 minutes),  
Milton Keynes 20.1 miles (London Euston from 35 minutes)  
(Approximate distances/times)

## Spacious village living with enviable views

Kitchen / breakfast room, dining room, sitting room, conservatory, utility, wc/cloakroom, study

Five bedrooms (two en suite), bathroom

Sixth bedroom / study

Extensive landscaped gardens and orchard

Garage and off road parking

**In all about 0.86 acres**



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Your attention is drawn to the Important Notice on the last page of the text

## SITUATION

- 44C Wappenham Road, known as Jenners Hill House, is situated in the village of Helmdon in South Northamptonshire.
- Amenities in Helmdon include a parish church, primary school and public house. The nearby market towns of Brackley and Towcester provide for more extensive facilities including supermarkets, doctor's surgeries, banks and school and two public houses. The larger centres of Banbury, Milton Keynes, Northampton and Oxford are within reach for further shopping and cultural activities.
- Senior state secondary education includes Magdalen College (Brackley) and Chenderit (Middleton Cheney). Independent school include Winchester House (Brackley), Beachborough (Westbury), Carrdus (nr Banbury), Stowe, Tudor Hall (girls, Banbury), Bloxham School, Thornton College (girls) and Northampton High School (girls).
- Communication is good with A43 dual carriageway linking M40 (J10) at Ardley and M1 (J15) Northampton. Also to the west, Banbury provides the M40 (J11) for access to Birmingham and London. Rail links are Banbury to London Marylebone from about 56 minutes and Milton Keynes to London Euston from 35 minutes.
- Sporting and leisure activities in the area include golf at Whittlebury Hall and Cherwell Edge (Middleton Cheney), horse racing at Towcester; motor racing at Silverstone and sports complexes at Brackley, Towcester and Banbury.

## DESCRIPTION

- An impressive, detached, house of stone construction situated in the heart of this rural village with enviable views.
- The property provides spacious accommodation over three floors and benefits from extensive gardens.
- The large sitting room has a stone fireplace, sliding doors onto the terrace and wonderful views down the garden to countryside beyond. The study, dining room and conservatory provide flexible additional space and the conservatory, in particular, takes full advantage of the views across the garden.
- The kitchen / breakfast room is well proportioned, with plenty of space for table and chairs for informal dining. There are base and wall units, sink, in built ovens and hob. A stable door leads to a porch area with seating and onto the garden. There is also a separate utility room, wc / cloakroom and gardeners wc.







- On the first floor is the master bedroom suite with extensive in-built wardrobes and an en suite bathroom. There is a further spacious guest suite, with in-built wardrobes dressing area and en suite shower room. There are a further three bedrooms, all with in-built storage and a family bathroom.
- The second floor provides further flexible space with a room that could potentially be used as a sixth bedroom / study and an area that is currently used as storage, but has potential to be converted into a bathroom.
- The integral garage has an electric door and access directly into the house. There is also a gravel parking area in front of the garage.
- The impressive gardens at the property slope gently away from the house. There is a terrace perfect for alfresco dining, with a pergola over part. There is a large lawn with two tiered ponds, a former vegetable garden, shed and summer house. In addition the property also benefits from a large orchard with mature plum, apple, pear and walnut trees. The property extends to 0.86 acres.
- The property is ideal for families looking for flexible, spacious accommodation, extensive gardens and village living with impressive rural views.

## ACCOMMODATION

See floor plans below.

## DIRECTIONS

From Banbury head out on the A422, over the M40 junction and at the roundabout at the top of the hill take the first exit onto the B4525. Follow the road for about 6 miles until you come to a left turn signposted Helmdon. Follow this road (Station Road) through the village, past the primary school on your right, continue over the bridge and round to the right with the Helmdon war memorial/triangle junction on your left. Continue along Wappenham road for about 0.2 miles and turn right into a gravel courtyard of four exclusive properties. The property sits at the far end of the courtyard.

## SERVICES

Mains electricity, water and drainage are connected to the property. Oil fired central heating.

## COUNCIL TAX BAND: G

## LOCAL AUTHORITIES

South Northamptonshire District Council  
Brackley Road, Towcester, Northamptonshire NN12 7AE  
Tel: 01327 322322







**POSTCODE:** NN13 5QA

**TENURE:** FREEHOLD

### AGENTS NOTE

An overage clause will be included in the contract. For further details contact Savills.

### 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 has seen the property in order that you do not make a wasted journey.

### FIXTURES AND FITTINGS

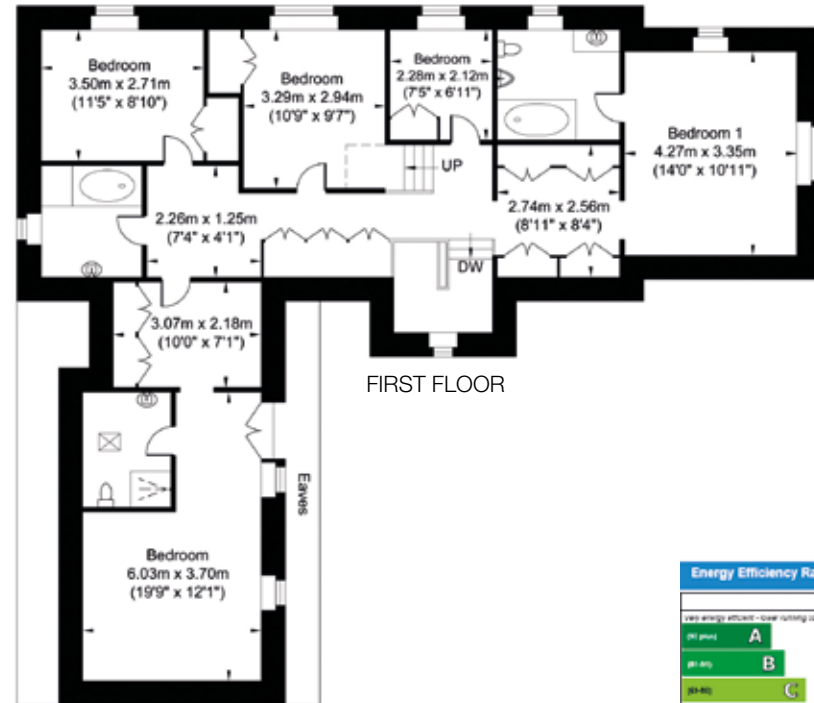
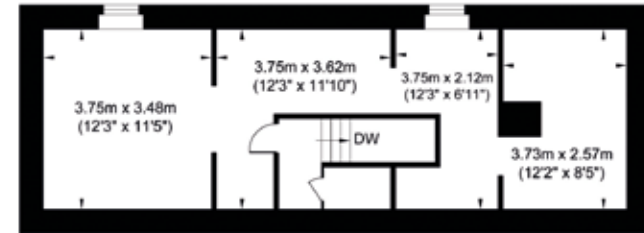
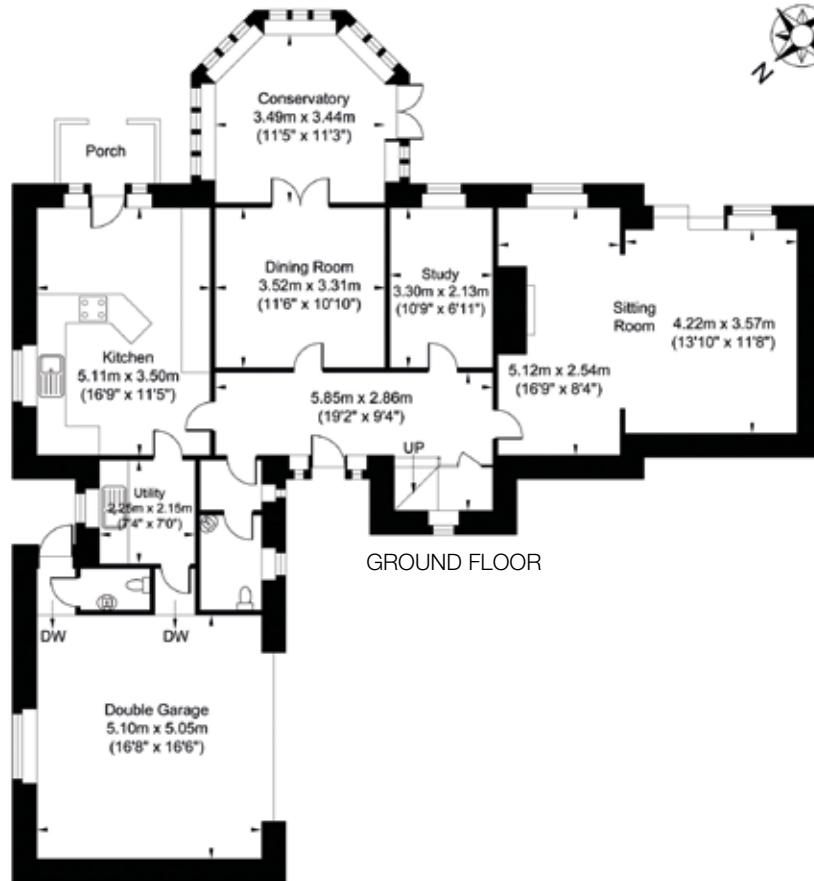
Those items mentioned in these sale particulars are included in the freehold sale. All other fixtures, fittings and furnishings i.e. curtains are expressly excluded. Certain such items may be available by separate negotiation. Further information should be obtained from the selling agents.

### IMPORTANT NOTICE:

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. HS 05/09/19 Details prepared and photographs taken: August 2019 Kingfisher Print and Design Ltd. 01803 867087.

## JENNERS HILL HOUSE

Approximate Gross Internal Area:  
 Main House: 212.38 sq.m. / 2286 sq.ft.  
 Garage: 23.54 sq.m. / 253.38 sq.ft.  
 Attic: 45.10 sq.m. / 485.45 sq.ft.  
 Total: 281 sq.m. / 3024.65 sq.ft.



Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(91-100) <b>A</b>	
(81-90) <b>B</b>	
(71-80) <b>C</b>	
(61-70) <b>D</b>	
(51-60) <b>E</b>	
(41-50) <b>F</b>	
(31-40) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC





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