

Copperfield House

OLD SCHOOL LANE, BLAKESLEY, NORTHAMPTONSHIRE



savills



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Approximate distances and times: Towcester 6 miles, Northampton 14.4 miles, Banbury 14.6 miles (London Marylebone from 56 minutes), Milton Keynes 17.9 miles (London Euston from 35 minutes)

Handsome period house in a sought after Northamptonshire village.

Dining hall, kitchen/breakfast room, sitting room, family room, study, utility, conservatory, boot room, w.c.

Master bedroom with en suite shower room and walk in wardrobe, second bedroom with en suite shower room, 3 further double bedrooms & a family bathroom

Extensive south facing rear garden and paddock

Planning permission for extension and outdoor swimming pool

Summerhouse and range of outbuildings offering potential for alternative uses

In all about 1.15 acres



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



SITUATION

- Blakesley is an attractive South Northamptonshire village with a variety of ironstone houses and cottages situated in rolling 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: March 2020).
- The nearby market town of Towcester provides for more extensive requirements including a comprehensive school, Sponne (Ofsted outstanding rated at time of print: March 2020), 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 and theatres and cinema multiplexes at Milton Keynes and Northampton.

DESCRIPTION

Copperfield House is a notable property within the sought-after village of Blakesley. The flexible accommodation with the opportunity to extend, wonderful south facing garden, paddock and range of outbuildings with potential for a variety of uses, subject to any planning consents, make Copperfield House a must see. Originally dating from 1852, the property was previously the village post office and butcher shop and then converted to a house some years later. It has only been on the market twice since then and provides a unique opportunity.

The spacious dining hall benefits from an impressive flagstone floor and log burner. This leads to a light, open plan kitchen / breakfast room and connecting family room, which creates a welcoming heart to the home, with engineered oak floor throughout. The kitchen has fitted base and wall units, a useful larder cupboard and double ceramic sink and opens onto the spacious dining area with views down the garden and French doors onto the terrace.





The sitting room, with wood burner, and dual aspect study provide further flexible accommodation. The property also benefits from a utility room, boot room, with bench seating, WC and a conservatory, which provides further potential.

The first floor provides flexible accommodation, with a spacious master bedroom suite including an en suite shower room and walk in wardrobe. There is a further double bedroom with an en suite shower room, exposed beams and views down the garden. This connects to another double bedroom and there are two further interconnecting bedrooms and a family bathroom.

The property benefits from an existing planning permission (S/2018/2479/FUL) offering the opportunity for a single storey extension and an outdoor swimming pool. More details are available from Savills.

GARDEN & GROUNDS

Accessed via double, timber gates and an archway is a private off road parking area and extensive gardens. There is a range of outbuildings, including a traditional brick building, formally used as an office, with a shower room. This connects to a sizeable open sided building with a workshop and range of stores. These buildings offer the opportunity for a variety of uses, subject to any necessary planning consents if required.

There is also a timber summerhouse providing useful additional space, with double doors onto the garden.

To the rear of the house is a generous south facing, enclosed garden, with large terrace providing a wonderful entertaining area. A substantial lawn area with mature shrubs, trees and rose beds runs away from the house and leads to a grass paddock, with potential for a variety of uses, subject to any planning consents. The property in total extends to 1.15 acres (0.47 hectares).



DIRECTIONS

From Banbury (Junction 11 M40 motorway) take the A422 dual carriageway eastwards signed Brackley. At the roundabout turn left onto the B4525 and continue for about 4 miles. Take the left turn signed Thorpe Mandeville. Continue on this road for 3 miles, passing the turning for Sulgrave. Turn right to continue onto Banbury Lane, signposted Weston. Continue for another 3 miles, through Weston. At the triangle green, take the left hand turn onto Plumpton Road. Continue through Woodend until you reach the village of Blakesley. Take the first left onto Old School Lane and the property is the first on the left hand side.

From Towcester leave the town using the A5 (Watling Street) and at the junction with the A43 take the second exit signed to Greens Norton and Blakesley. Continue on this road for approximately 1.5 miles into Greens Norton. 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 left at the green, passing the primary school on the left. Continue along High Street, turn right onto Old School Lane after the pub and the property is the first on the left hand side.

SERVICES

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

COUNCIL TAX BAND: F

POSTCODE: NN12 8RS

TENURE: Freehold

LOCAL AUTHORITY

South Northamptonshire Council: Tel: 01327 322322

AGENTS NOTE

An overage clause will be included in the contract. There is a flying freehold above the archway. For further details contact Savills.

VIEWINGS

Strictly by appointment with Savills.

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.



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COPPERFIELD HOUSE

Approximate Gross Internal Area:

Main House: 248.20 sq.m. / 2671.60 sq.ft.

Outbuildings: 113.26 sq.m. / 1219.13 sq.ft.

Total: 361.46 sq.m. / 3890.73 sq.ft.



