



Versatile village living with real character

The Old Cross, Helmdon, Northamptonshire



A delightful Grade II listed home • Located at the end of a no through lane • Spacious versatile accommodation with studio • Character features alongside contemporary living • Off road parking • Extensive level gardens

Local information

The Old Cross is situated on the edge of 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 schools. 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 schools include Winchester House (Brackley), Beachborough (Westbury), Carrdus (nr Banbury), Stowe, Tudor Hall (girls), 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.

Approximate times and distances:

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).

About this property

An impressive eight bedroom, Grade II listed, 17th century house of stone construction attractively situated at the end of a no through road.

The property provides spacious and versatile accommodation over three floors and benefits from level enclosed gardens to front and rear.

Wealth of period features including open fireplaces, exposed timbers, window seats, leaded lights, quarry tiled floors.

This lovely period house has been maintained and improved by the current owners including the installation of a 'shaker style' kitchen, wood burning stove, oil fired boiler and en suite shower room to the principal bedroom.

The accommodation offers an ideal space for art studio or working from home.





Many of the reception rooms are dual aspect and include a comfortable drawing room with stone fireplace; sitting room with an inglenook fireplace; snug has an open fireplace ideal for winter evenings; kitchen with base and eye level 'shaker style' fitted units, dual aspect and opens up into the breakfast room with a wood burning stove and window seats. Useful studio/office has its own side entrance offering space for working from home or a play room.

On the first floor is the principal bedroom suite with an en suite shower room. There are a further four bedrooms on the first floor plus a family bathroom.

The second floor provides a further bedroom and en suite bathroom plus storage.

Off road parking to the front.

Level enclosed gardens to the front and rear. Paved entertaining area perfect for alfresco dining with pizza oven.

The property extends to about 0.3 acres.

The property is ideal for families looking for spacious, versatile accommodation, extensive gardens and edge of village living, with potential to split off part of the house for extra income or sale.

DIRECTIONS (NN13 5QL)

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 0.3 miles and turn right into Cross Lane. Follow this lane to the end and The Old Cross is the last house on the left hand side. Park on your left in front of the property.

SERVICES

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

COUNCIL TAX BAND: F

LOCAL AUTHORITY: South Northamptonshire District Council
Tel: 01327 322322

TENURE: FREEHOLD

Viewing

Strictly by appointment with Savills

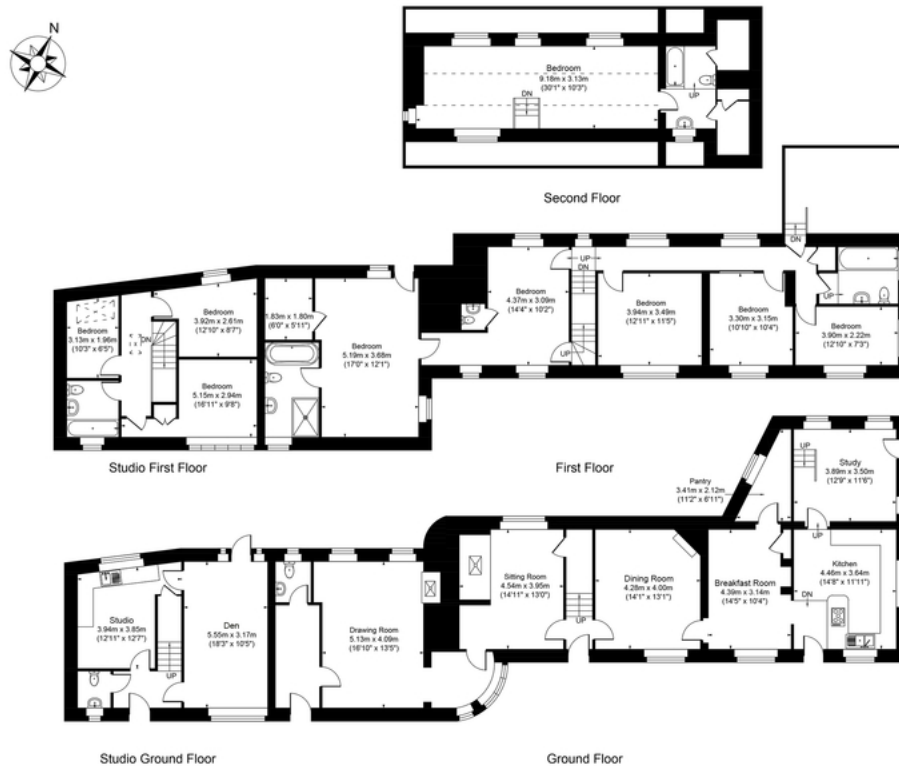








The Old Cross, Cross Lane, Helmdon NN13 5QL
Total Approx. Gross Area:- 371.57 sq.m. 3999.64 sq.ft.



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The position & size of doors, windows, appliances and other features are approximate only.
--- Denotes restricted head height
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