



## Charming Village Living

Kinsale, 21 High Street, Byfield, Northamptonshire NN11 6XQ





Pretty thatched cottage • Thriving village location • Grade II listed with period and character features • Generous bedrooms • Guest bedroom suite • Level enclosed gardens

#### 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, bowls club, village hall and parish church.

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

Communication is good with the M40 motorway (J11) at Banbury about 9 miles and M1 (J 16) Upper Heyford about 12 miles and trains from Banbury to London/Marylebone peak time from approximately 56 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), Warwick and King's High (Warwick).

Sporting facilities in the area include golf at Hellidon, Tadmarton and Middleton Cheney; horse racing at Stratford-upon-Avon and Warwick; motor racing at

Silverstone and full indoor sports complexes at Banbury and Daventry.

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

Approximate distances: Daventry 8 miles, M40 (J11) 9 miles, Banbury 10 miles (London Marylebone from approx. 56 minutes), Towcester 13 miles, Northampton 19 miles.

#### About this property

Pretty thatched period cottage in the heart of the village.

Grade II listed of stone construction.

Various period feature including open fireplace, shutters, window seats, exposed beams, leaded lights, flagstone and terracotta tiled flooring.

Partly modernised with solid fuel Rayburn, modern oak fronted kitchen, white shower room fittings, wooden flooring.

Two of the bedrooms in the main part of the house are generous and therefore offer scope to create a further en suite subject to the relevant consents. These bedrooms have particularly generous ceiling heights being vaulted.

Separate access to a lovely guest bedroom suite.



Enclosed, level and easily maintainable gardens enjoy a southerly aspect.

Access to Kinsale is off the High Street via a shared pathway across the neighbour's property.

Key attributes of this lovely property include central village setting, architecture, period features, generous bedrooms sizes which are light and airy, scope to create a further bath/shower room, array of reception rooms and various quality fittings.

#### DIRECTIONS (NN11 6XQ)

From Banbury take the A361 Daventry Road and continue through the villages of Wardington and Chipping Warden. Continue into the village of Byfield and the entrance gate to Kinsale can be found on the right hand side just after the village shop. We ask that you park safely off the High Street by the shop or on one of the surrounding streets.

#### SERVICES

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

#### FIXTURES AND FITTINGS

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

LOCAL AUTHORITIES  
Daventry District Council Tel:  
01604 236236

COUNCIL TAX BAND: D

TENURE: FREEHOLD

Photos taken: June 2020  
Details prepared: February 2021

#### Viewing

Strictly by appointment with  
Savills





Kinsale, 21 High Street, Byfield, Northamptonshire NN11 6XQ

Gross internal area (approx) 1,874 sq ft

Nick Rudge

Savills Banbury

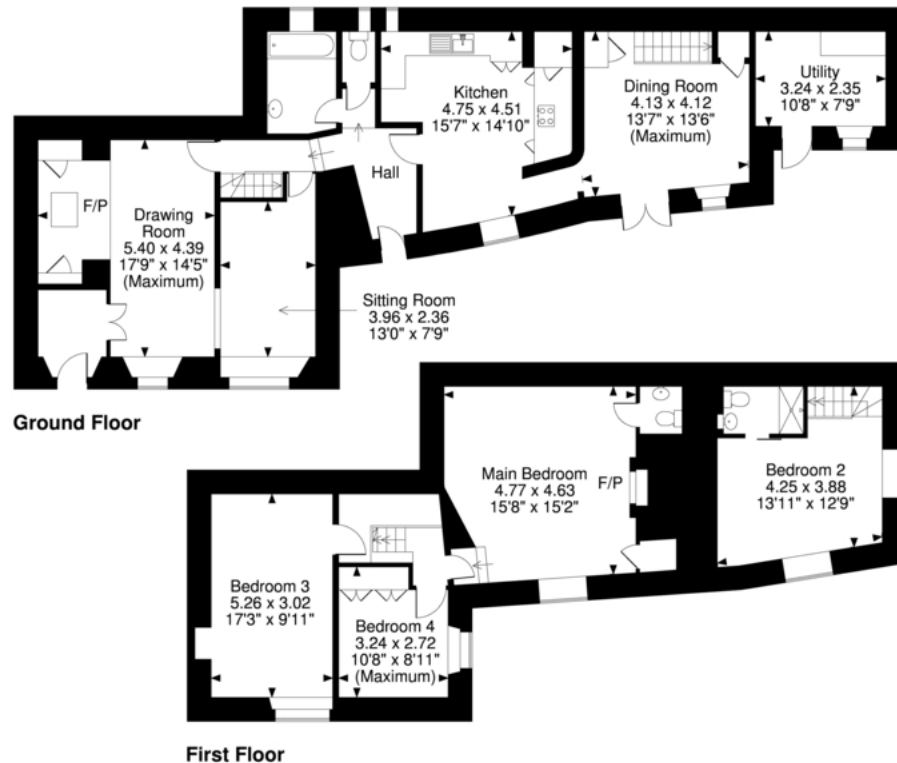
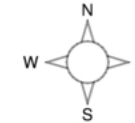
01295 228002

nrudge@savills.com



savills.co.uk

**High Street Byfield, Daventry**  
**Approximate Gross Internal Area**  
Main House = 1792 Sq Ft/166 Sq M  
Utility = 82 Sq Ft/8 Sq M



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

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