



Contemporary family living with home office

Byfield, Northamptonshire





Hall, kitchen/breakfast/family room, garden/dining room, sitting room, drawing room, study, utility room, WC • Four bedrooms, two en suite bathrooms and family bathroom • Enclosed gardens, garage and home office

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 (Sainsbury's, Waitrose, Marks and Spencer 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 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), 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.

About this property

15 High Street is a beautifully presented four bedroom property which has been remodelled to create fantastic family living with generous reception rooms and high ceilings that allow plenty of natural light to enter. The house has a good overall flow and many of the rooms have access to the garden at the rear of the property.

Upon entering the property, you are welcomed into a spacious reception hall with a bespoke built in cloaks cupboard and hand crafted oak staircase. This leads through to the open plan kitchen/breakfast and family room with dual aspect views to the east and west with glass folding doors out onto the rear garden. There is a cosy family seating area open plan to the contemporary kitchen, which is fitted with a large quartz island unit and breakfast bar. Fittings include two wine coolers, Neff combi oven/ microwave, induction hob, fridge and freezer. The utility room next to the kitchen has doors through to the front and rear garden, ideal for bringing in muddy dogs or boots in the winter and benefits from



built in storage units and space for a washing machine and tumble dryer. The kitchen flows through to the oak framed garden room that is currently being used as the dining room with folding doors opening onto the garden terrace. This room can easily be separated from the sitting room via a further set of bi fold doors. The sitting room has slate flooring and open fireplace with exposed stonework, an ideal second family room. This leads through to the drawing room with inglenook fireplace and wood burning stove as the main focal point, oak floors and folding doors to the garden terrace, a spacious sized room with good ceiling heights to compliment.

On the first floor is a generous galleried landing, which is used as a study and has the potential to be converted into a fifth bedroom subject to the relevant consents. The principle bedroom benefits from dual aspect views to the east and west allowing for morning and evening light. Additionally, there are fitted wardrobes and an en suite bathroom with separate shower and bath. Bedroom two is a good sized double with en suite shower room making it the perfect guest suite. There are two further bedrooms both with built in wardrobes and family bathroom with roll top bath.

There is a secluded garden to the rear with paved terrace ideal for entertaining. The garden is enclosed with fencing and is planted with a mature trees and shrub borders surrounding an area of level lawn, including some raised beds for growing soft fruit and vegetables. Furthermore, there is a painted timber summerhouse with power, light

and internet which is currently used as an office. There is a private gravel driveway enclosed by a stone wall and electric solid wooden gates and parking for several vehicles with the addition of a garage.

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, past the village shop. Just past the shop on the right you will see electric solid wooden gates. Please do park on the gravel drive.

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: E

TENURE: FREEHOLD

Viewing

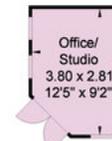
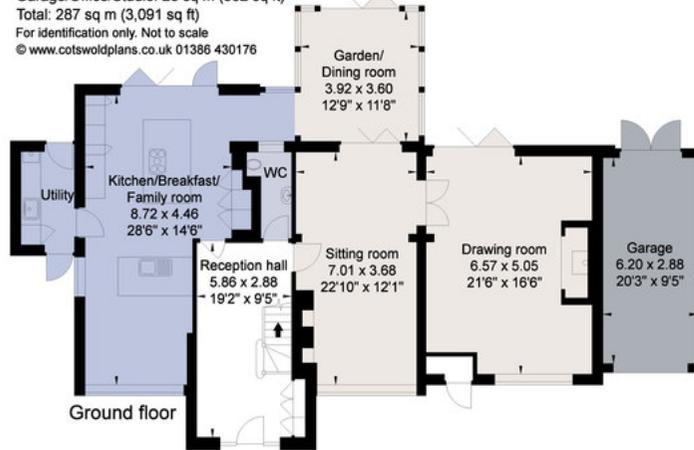
Strictly by appointment with Savills





15 High Street, Byfield

Gross internal area (approx):
 House: 259 sq m (2,789 sq ft) inc restricted head height
 Garage/Office/Studio: 28 sq m (302 sq ft)
 Total: 287 sq m (3,091 sq ft)
 For identification only. Not to scale
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Not shown in actual location / orientation



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		77	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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