



Charming, period cottage with countryside views

Westfields, Sulgrave, Northamptonshire

£450,000





Charming detached cottage in sought after village • Character features and potential for extension • Open countryside views • Off street parking • Double length garage and workshop • Enclosed garden

#### Local information

Sulgrave is a much sought after, rural village situated in the south Northamptonshire countryside, close to the North Oxfordshire border. The conservation village has a thriving community, boasting a community run village shop/post office, public house and parish church. The nearby market towns of Banbury (8 miles) and Brackley (9.5 miles) provide local amenities including supermarkets, schools and banks.

Towcester (13 miles), Northampton (20 miles), Milton Keynes (27 miles) and Oxford (33 miles) provide for more extensive leisure, retail and cultural facilities.

Communication links are good with trains from Banbury to London Marylebone from 59 minutes. Motorway connections M40, (J11) Banbury about 7 miles. Birmingham Airport is 45 miles. The area is well served for schools including primary school in the neighbouring village of Culworth and Chenderit secondary school in Middleton Cheney. Independent schools include preparatory at Winchester House (Brackley), Carrdus (Overthorpe), Beachborough (Westbury), and St Johns (Banbury), with senior independent schools including Tudor Hall and Bloxham School and Northampton High School.

Leisure activities in the area include numerous public footpaths and bridleways leading from the village as well as, golf at Cherwell & Farthingstone Golf

Club and Whittlebury Park; motor racing at Silverstone; Bicester Village retail park and theatre at Stratford-on-Avon, Oxford and Milton Keynes.

All mileages and distances are approximate.

#### About this property

Westfields is a charming detached cottage on the edge of this popular village, adjoining open countryside. Of stone and brick construction, this period cottage includes character features and has the scope for extension, subject to necessary planning permissions.

The sitting room features an exposed stone wall and fireplace with Clearview wood burning stove. The adjoining dining room benefits from a fireplace, in-built cupboard and French doors that open onto the terrace, where there was planning permission (since lapsed) for a conservatory. The kitchen features wall and base units with in-built oven and ceramic sink with a door into the garden. Adjacent to the kitchen is the bathroom.

The first floor features three bedrooms, two of which have enviable views over open countryside, and a shower room.

A driveway providing off street parking lies to the side of the garden. The property also benefits from a double length garage / workshop suitable for a variety of uses. Adjoining the garage is a utility room with fitted units and a sink.





The enclosed, landscaped garden features a paved seating area with pergola, providing good entertaining space. There is also a lawn, raised flower beds and a Victorian well.

**DIRECTIONS (OX17 2RX):**

From Banbury / M40 (J11) take the A422 towards Brackley. At the roundabout take the first exit following the B4525. After approx 3 miles turn left following signs to Culworth and Thorpe Mandeville. After passing Thorpe Mandeville take the next right-hand turn to Sulgrave. Proceed into the village and take the first right onto Park Lane, follow the lane round and Westfields will be in front of you on the right. Parking can be found on the gravel driveway.

**SERVICES:** Mains water, electricity and drainage. Oil fired central heating.

**COUNCIL TAX BAND:** D

**DISTRICT COUNCIL:** South Northamptonshire District Council. Tel: 01327 322322

**TENURE:** FREEHOLD



**Viewing**

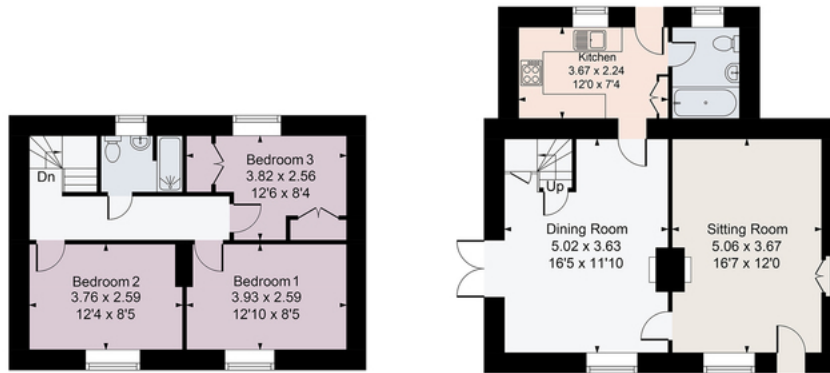
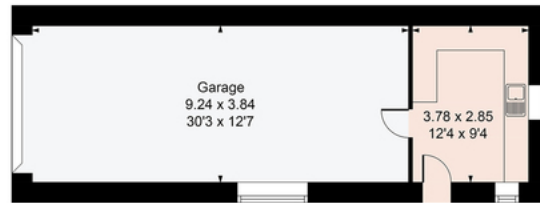
All viewings will be accompanied and are strictly by prior arrangement through Savills

**Westfields, Sulgrave, Northamptonshire**  
**Gross internal area (approx)** 958 sq ft  
**Outbuildings** 498 sq ft  
**Total** 1,453 sq ft

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**Westfield, Park Lane, Sulgrave OX17 2RX**  
 Main House Approx. Gross Internal Area:- 89.6 sq.m. 958 sq.ft.  
 Garage Approx. Gross Area:- 46.3 sq.m. 498 sq.ft.  
 Total Approx. Gross Area:- 135 sq.m. 1453.13 sq.ft.



First Floor

Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE  
 The position & size of doors, windows, appliances and other features are approximate only.  
 [---] Denotes restricted head height  
 www.dmlphotography.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	47	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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