

Helmdon, Northamptonshire

MICHAEL GRAHAM



A modern stone under tile four bedroom detached property with driveway parking, a separate garage, and a rear garden with an outbuilding on a south facing plot extending to 0.6 acres with views over rolling countryside.







6 Cross Lane

Helmdon, Brackley, Northamptonshire, NN13 5QL

Guide Price £900,000

4 bedrooms

2 reception rooms

2 bathrooms

EPC Rating Band D

The property has accommodation including an internal entrance porch opening to an entrance hall with storage and the staircase, and access to a cloakroom, the sitting room, and the kitchen/breakfast room with an adjacent utility room. Four bedrooms, one with an en suite shower room, and a family bathroom, lead off the first floor landing. A converted loft is accessed via a loft ladder.

Bedroom one, overlooks the garden and has two sets of built-in wardrobes and a refitted three piece en suite with a WC with a concealed cistern, a wash basin set into a built-in cabinet and a double shower cubicle. Bedrooms two and three are both double rooms with built-in wardrobes with bedroom two overlooking the rear garden. The fourth bedroom is a single room also with built-in wardrobes. The refitted family bathroom has a separate bath and shower, a basin set into a fitted storage cabinet, tiled splashbacks. and a heated towel rail. Adjacent to the bathroom is a separate cloakroom.

- Detached property
- Four bedrooms
- Refitted family bathroom and en suite shower room
- Sitting room with wood burning stove
- Open plan kitchen/dining/family room with Aga
- Partially converted garage/workshop with studio
- South facing plot of 0.6 acres
- Off street parking for up to ten cars
- No upper chain

Additional Information

- Mains water, Electricity
- The Local Authority is West Northamptonshire Council
- The property is in council tax band G


BOSCH
TRIBE
GARDEN
WAR IN THE WILDERNESS





Ground Floor

The sitting room has a dual aspect with French doors leading to the garden, a wood burning stove and built-in log store. The open plan kitchen/dining/family room also has French doors to the garden and a range of base and wall units as well as an island unit with a breakfast bar for four places. There is an oil-fired Aga, an induction hob, an electric oven, a semi-integrated dishwasher, a fridge, and a freezer. There is space for both an informal seating area and dining table. A separate utility room has a sink, space and plumbing for the washing machine, and a door to the garden.





Outside

A walled entrance leads to a gravelled driveway with parking for eight to ten cars. There is gated access to either side to the south facing garden which has mature boundaries and is laid predominantly to lawn with views over open countryside. Adjacent to the house is a patio area with a shed and raised beds to one side. There is a partially converted garage/workshop with a gym/studio to the rear with a shower room.

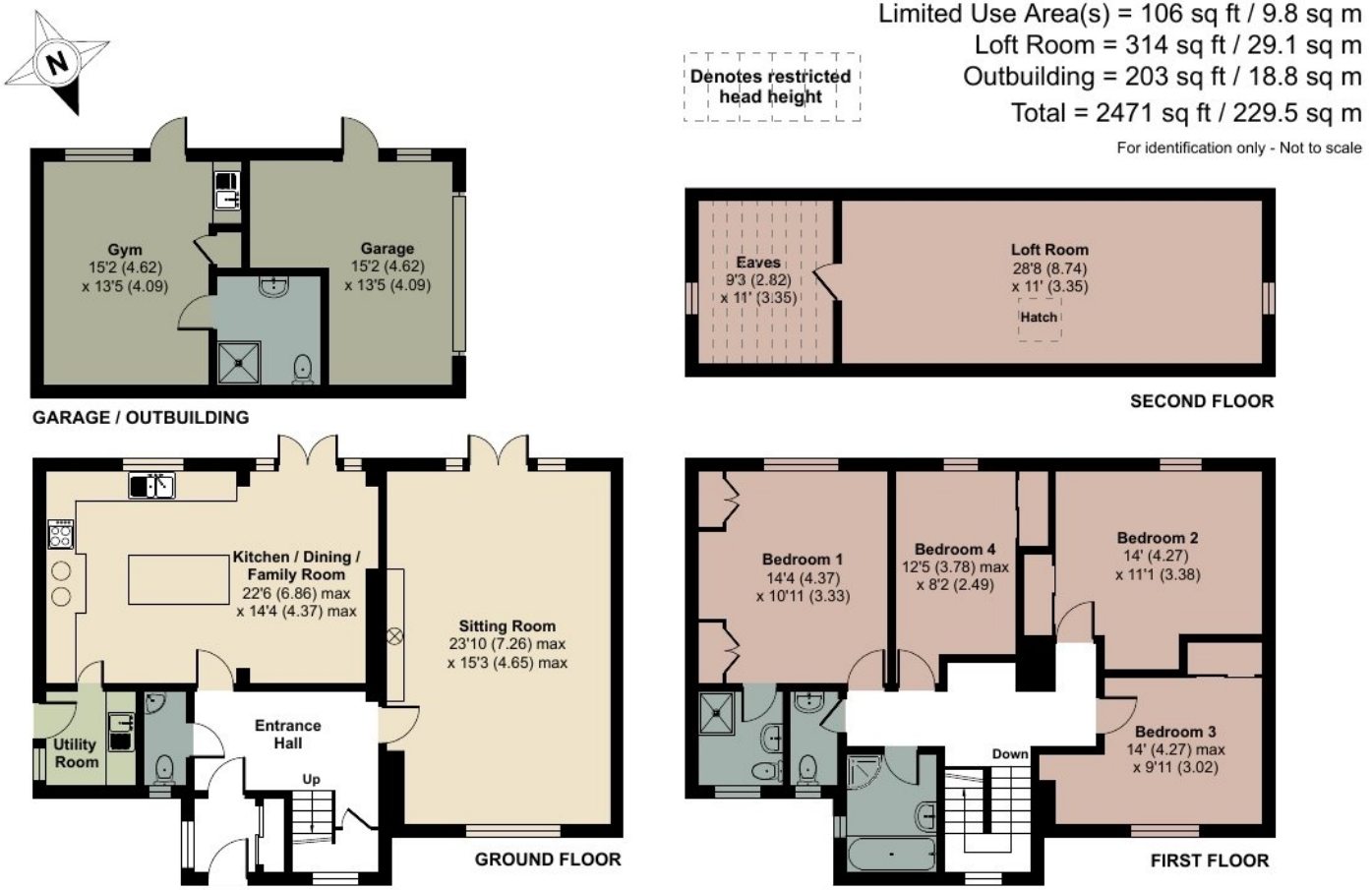


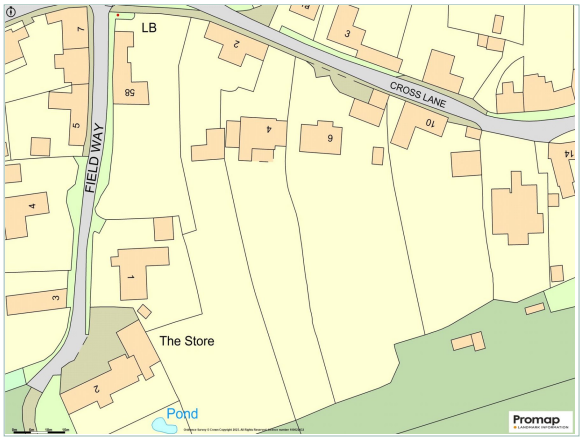




Approximate Area = 1848 sq ft / 171.6 sq m (excludes garage)
Limited Use Area(s) = 106 sq ft / 9.8 sq m
Loft Room = 314 sq ft / 29.1 sq m
Outbuilding = 203 sq ft / 18.8 sq m
Total = 2471 sq ft / 229.5 sq m
For identification only - Not to scale

Denotes restricted head height





Situation and Schooling

Helmdon has a public house, a village hall, and a pre school. Other schools include Helmdon Primary School, Magdalen College, Winchester House, Stowe School, Akeley Wood and Carduss Preparatory School.

There is a village shop in the next village (Sulgrave) and a wider choice of shops including supermarkets in Towcester, Brackley and Banbury.

10 miles from M40 junction 11

64 minutes to Marylebone

11 miles from Banbury station

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