

Byfield, Northamptonshire

MICHAEL GRAHAM







A stone fronted, five bedroom detached property with a rear garden backing onto open countryside with an open fronted double garage and off street parking for a further two cars.

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5 Queens Close

Byfield, Daventry, Northamptonshire,
NN11 6FD

Offers in excess of £600,000

- 5 bedrooms
- 2 reception rooms
- 3 bathrooms
- EPC Rating Band B

5 Queens Street extends to almost 1,840 sq. ft. set over three storeys. On the ground floor the entrance hall has built-in storage, a cloakroom, and a staircase, and doors open to the sitting room and the open plan kitchen/dining room, leading to a utility room. The first floor landing has storage and accesses four bedrooms, one of which has an en suite shower room; there is a family bathroom. There are two further double bedrooms and a shower room on the second floor. The flexible accommodation is currently arranged so that one of the bedrooms is fitted as a dressing room and the other is used as a second study/home office.

A block paved driveway shared by five properties leads to a private gravelled driveway for two cars ahead of the open fronted double garage. The garage has power and lighting and an EV charger. There is gated access at the side of the property and a personnel garage door to the rear garden, which has oak sleeper borders around a lawn, a patio, and country views.

- Detached modern property
- Five bedrooms
- Three bathrooms, one en suite
- Three reception areas
- Garden backing onto open countryside
- Driveway for two cars
- Double open fronted garage
- EV charging point

Additional Information

- Mains Water, Gas, Electricity
- The Local Authority is West Northamptonshire Council
- The property is in council tax band F

Ground Floor

The dual aspect sitting room has French doors to the rear garden and a feature chimney breast with an inset electric log effect fire. Built-in kitchen appliances include an induction hob with an extractor canopy over, a double electric oven, a fridge/freezer, a dishwasher, and a separate drinks fridge. The breakfast bar seats two in the island and there is room for a six-seater table. The dual aspect room has French doors to the patio. The utility room has been upgraded and has matching quartz worktops, an integrated fridge and space for a washing machine.








AEG





Upper Floors

The principal bedroom overlooks fields and has an en suite shower room and a fitted dressing area. As well as the study, bedrooms two and three are further double rooms, one used as an office with a fitted Neville Johnson unit; the other a fully fitted dressing room. The family bathroom has a shower over the bath. Two second floor vaulted double rooms share a shower room.





Approximate Area = 1835 sq ft / 170.4 sq m
Garage = 305 sq ft / 28.3 sq m
Total = 2140 sq ft / 198.7 sq m
For identification only - Not to scale





Situation and Schooling

Byfield has a school and nursery (Good at the last Ofsted), two village shops, a post office, a village hall, a petrol station, and a public house. Byfield has a large recreation ground, The Brightwell, which has bowls, cricket, football and tennis clubs as well as a children's playground and other recreational space. The local schools are Byfield Primary School, Winchester House School, Brackley, Magdalen College School, Brackley, Stowe School, Bloxham School, Tudor Hall School, Banbury and Warwick Public School.

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9 miles from M40 junction 11

10 miles from Banbury

64 minutes from Marylebone

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