





Situated in the sought after village of Helmdon, this delightful stone built, detached property is beautifully presented throughout. The spacious accommodation boasts four bedrooms, two bathrooms, triple aspect sitting room, dining room, kitchen, cloakroom and utility/boot room. Outside, the property benefits from low maintenance gardens, a garage and ample off-road Parking

The property is approached over a driveway, with steps leading to the front door, and a gate leading to the garden.

For convenience, there is an EV charger fitted that works in conjunction with the solar panels.

The low-maintenance garden is enclosed on all sides, mostly gravelled, with artificial lawn, a patio seating area, a potting shed, and garage doors.

Located to the side of the property, there is a separate west-facing courtyard garden accessed through the kitchen.

Whilst maintaining & enjoying the grass area to the front of the property, we understand that this is owned by Highways. The property has the benefit of an easement over this area, in the form of the driveway, allowing for vehicular access.

The highly regarded village of Helmdon is located approximately 6.5 miles from the market town of Towcester and approximately 10 miles from Banbury.

There is good access to the M1 motorway at junction 15a and the M40 at junction 11.

Train stations at Banbury offer journey times to London Marylebone from 57 minutes and from

Milton Keynes to London Euston from 35 minutes. Northampton, Oxford, and Milton Keynes are all within convenient commuting distance.

Helmdon has a public house, a parish church, and an excellent primary school. The market towns of Brackley, Towcester, and Banbury provide local shopping.

There is a range of schools in the area, including the Cardus School near Banbury, Winchester House, and Akeley Wood.

For garden lovers, there are allotments available in the village. Sporting activities in the area include golf at Whittlebury Hall and Silverstone, sailing at Draycote Water, Pitsford and Hollowell Reservoirs, and of course, motor racing at the world-famous Silverstone race course.









## Ground Floor

Entrance hall with cloakroom and useful storage cupboard, dual aspect sitting room complete with a wood burner and doors opening onto the patio, dining room, kitchen with a bespoke range of fitted units, utility/boot room with access to the garden, and a courtesy door to the garage.

## First Floor

Master bedroom with an en-suite shower room, three further spacious bedrooms, and a family bathroom.

## Freehold Property

Brick-Built - Tiled Roof

Mains Water - Anglian

Mains Drainage - Anglian

Mains Electric - Octopus

Oil Fired Central Heating

Solar Panels - British Gas With Feed In Tariff

Broadband - Check Using Ofcom

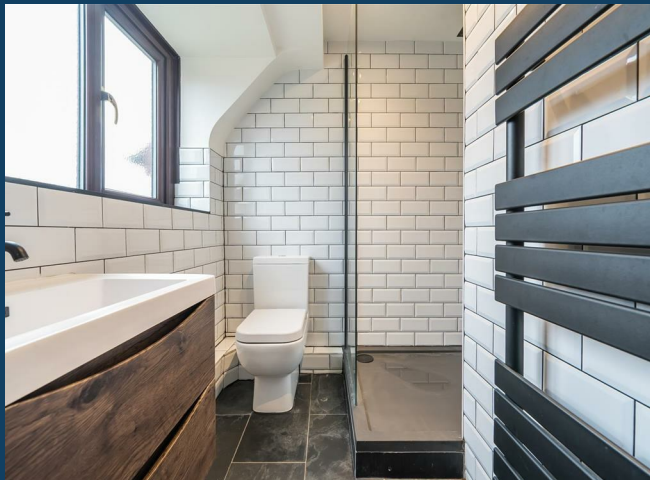
Mobile Phone Coverage - Check using Ofcom

EV Charger

Local Authority - West Northamptonshire Council

Council Tax Band - F

EPC -C





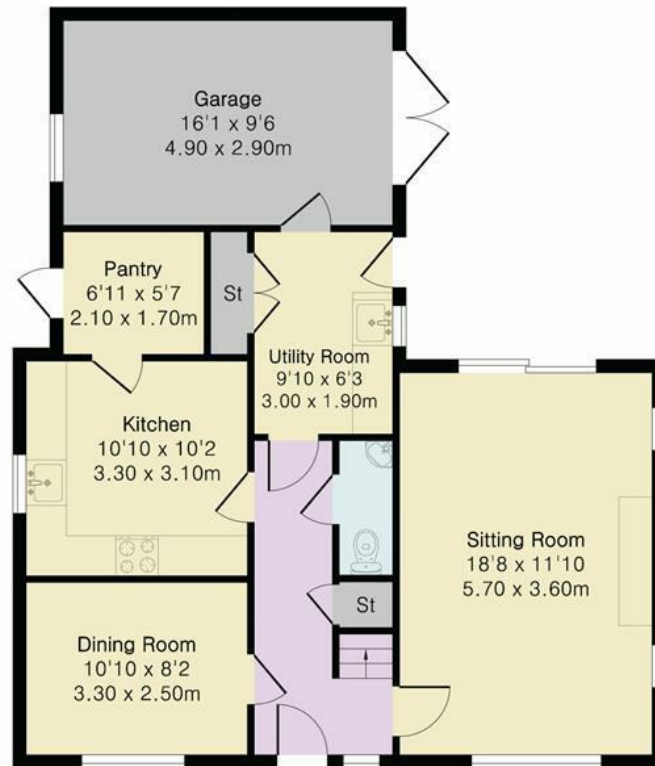


## Approximate Gross Internal Area 1706 sq ft - 159 sq m

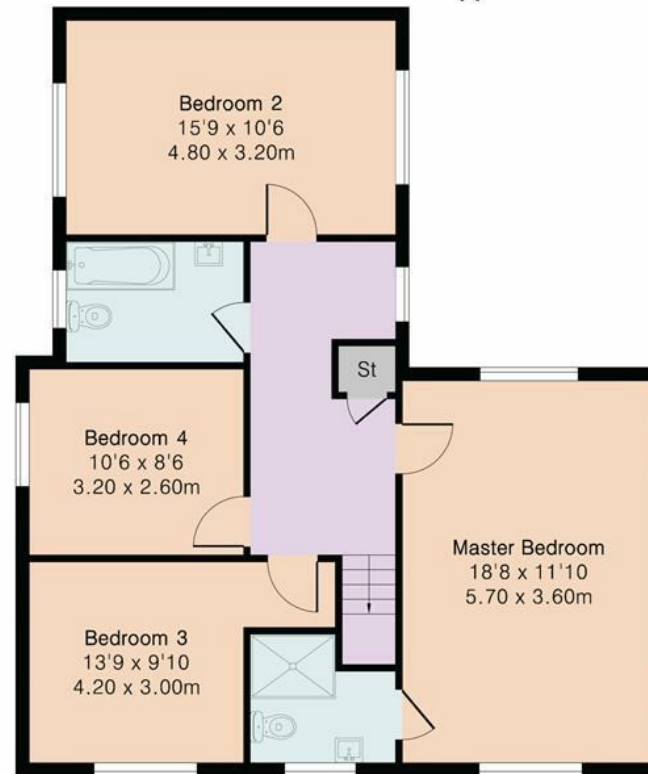
Ground Floor Area 686 sq ft – 64 sq m

First Floor Area 859 sq ft – 80 sq m

Garage Area 161 sq ft – 15 sq m



Ground Floor



First Floor

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 71                      | 78        |
| England & Wales                             |                         |           |
|                                             | EU Directive 2002/91/EC |           |



