



High Point, 36 High Street, Syresham, Northamptonshire, NN13 5HL

HOWKINS &  
HARRISON



High Point, 36 High Street,  
Syresham, NN13 5HL

Guide Price: £925,000

An individual and substantial detached property located in a prominent position in the sought after village of Syresham. Presented in excellent condition and offering flexible and accessible accommodation in excess of 3,100 sq ft with potential for internal annexe accommodation, the property offers five bedrooms including one en-suite in addition to a wet room and family bathroom, four reception rooms, a spacious open plan kitchen, conservatory, generous gardens and a double garage.

### Features

- Detached property
- Individually designed
- Flexible and accessible accommodation
- Potential for internal annexe
- Five bedrooms
- En-suite to master bedroom
- Family bathroom
- Wet room
- Four reception rooms
- Open plan kitchen
- Kitchen/laundry room
- Utility room
- Conservatory
- Cloakroom
- Double garage
- Established gardens
- Energy rating D



## Location

The highly regarded village of Syresham is located approximately 7.5 miles south-west of the market town of Towcester and 4 miles from Brackley. The village is well serviced with a post office and village store, public house, primary school and church. There are many local footpaths and woods for walking.

There is good access to the main arterial roads of the A43 and M40 and Oxford is within 45 minutes' drive. Train services from Milton Keynes and Banbury or Bicester with journey times to London Euston of approximately 30 minutes and 1 hour respectively. Luton and Birmingham airports are within 1 hour's drive.

Sporting activities in the area include golf at Whittlebury Hall & Woburn, sailing at Caldecotte Lake, watersports at Willen Lake, indoor skiing and snowboarding at the Snozone, Milton Keynes, and of course motor racing at the world famous Silverstone race circuit!



## Ground Floor

This stunning property occupies a prominent position on the High Street and is accessed via a five bar gate. To the front is driveway parking with an accessible access in addition to steps that lead to the front terrace and porch. The grand entrance hall with its ceramic tiled floor benefits from underfloor heating; stairs lead to the lower ground floor double garage and storeroom. On the ground floor is a spacious and well fitted open plan kitchen with a range of units under marble worksurfaces and an electric Aga and a utility room off, a sitting room with a multi-fuel stove, study/snug, cloakroom, a formal dining room with underfloor heating and French doors opening into the conservatory, two double bedrooms and a wet room.











## First Floor

On the first floor, the master bedroom benefits from a spacious sitting/family room with fitted wardrobes and an en-suite. There are two further double bedrooms, a family bathroom with underfloor heating and extremely useful laundry room/kitchen with a variety of potential uses.



## Outside

The property sits in a prominent position in the sought after village of Syresham. Set behind a five bar gate, there is ample driveway parking. A ramped path and steps lead to the front door and to the low maintenance front gardens which wrap around the property leading on to the rear garden.

The kitchen and conservatory open onto a patio area and the generous, established gardens extend into the former orchard and are mostly laid to lawn with mature fruit and nut trees and shrubs. There is access to Bell Lane via a gated drive with off road parking.









## Viewing

Strictly by prior appointment via the selling agents.  
Contact 01327 353575.

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

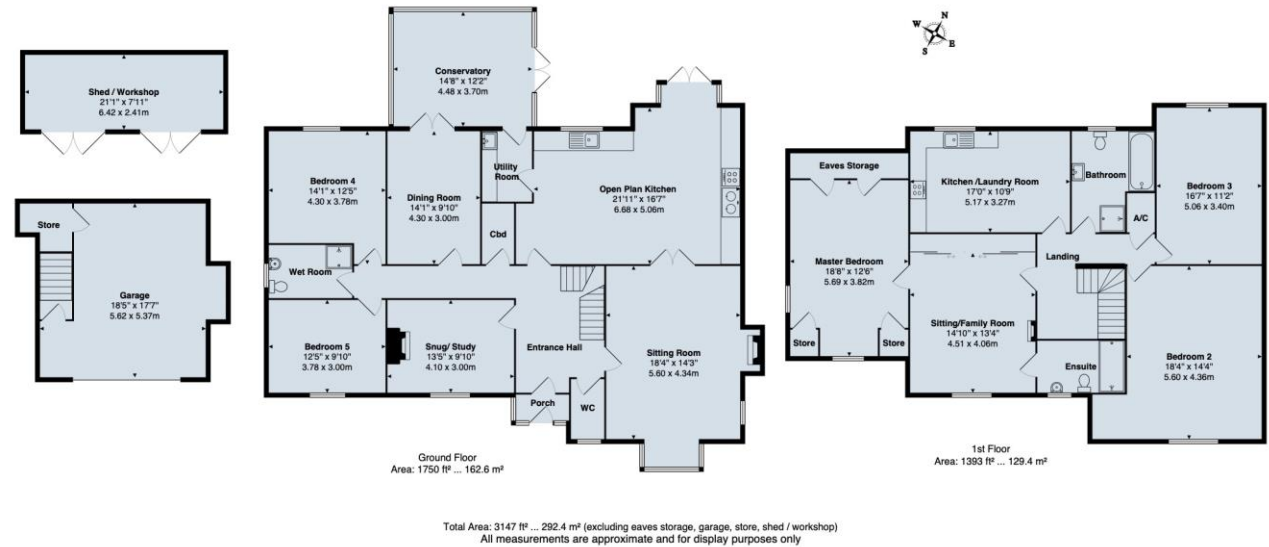
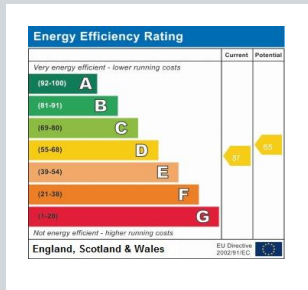
## Services

The following services are connected to this property: electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, and drainage services.

## Local Authority

West Northamptonshire Council – 0300 126 7000

## Council Tax Band - G



## Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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