



Whistley View Crowfield, Brackley, Northamptonshire. NN13 5TW

HOWKINS &
HARRISON

Whistley View. Crowfield,
Brackley, Northamptonshire.
NN13 5TW

Guide Price: £1,195,000

A stunning individually designed detached property set in the sought after hamlet of Crowfield and standing in a quarter of an acre plot. Finished to the highest standard throughout, the property benefits from four bedrooms (including two en-suites), kitchen/dining room, utility room, sitting room, study and a double garage with a studio over. There is ample driveway parking.

Features

- Individually designed detached property
- Master bedroom and bedroom two en-suite
- Two further double bedrooms & family bathroom
- Sitting room
- Conservatory
- Kitchen/Dining room & Study
- Utility room & cloakroom
- Gardens extending to quarter of an acre
- Double garage and ample parking
- Energy rating C



Location

Crowfield is a hamlet set within easy reach of the village of Syresham. 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 is good access to the main arterial roads of the A43 and M40 with train services from Milton Keynes and Banbury or Bicester with journey times to London Euston of approximately 30 minutes and 1 hour respectively.

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

Spacious entrance hall with porcelain tiles that extend through to the study, cloakroom and kitchen/dining room and into the utility room. The kitchen is fitted with a range of bespoke units and integrated appliances under granite worksurfaces and bi-fold doors that open onto the outside entertaining area. The double aspect sitting room opens into the conservatory.

From the entrance hall a courtesy door opens into an inner hall where stairs rise to the studio over the garage and another door opens into the garage.

First Floor

The spacious master bedroom has fitted wardrobes and an en-suite, bedroom two has an en-suite and there are two further double bedrooms and a family bathroom.

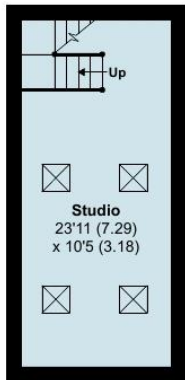
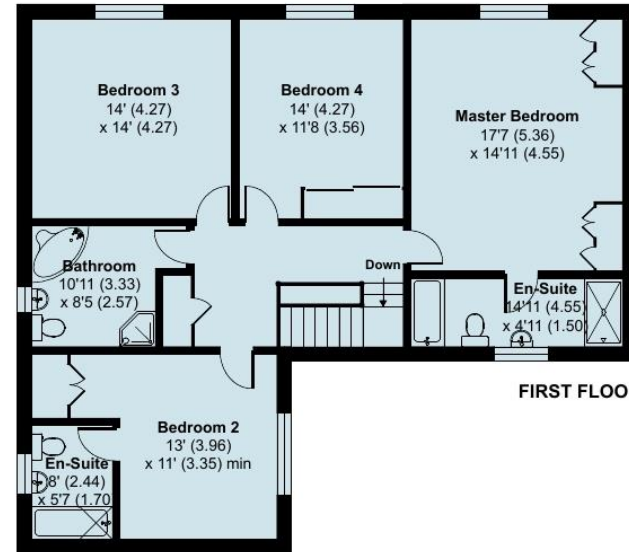
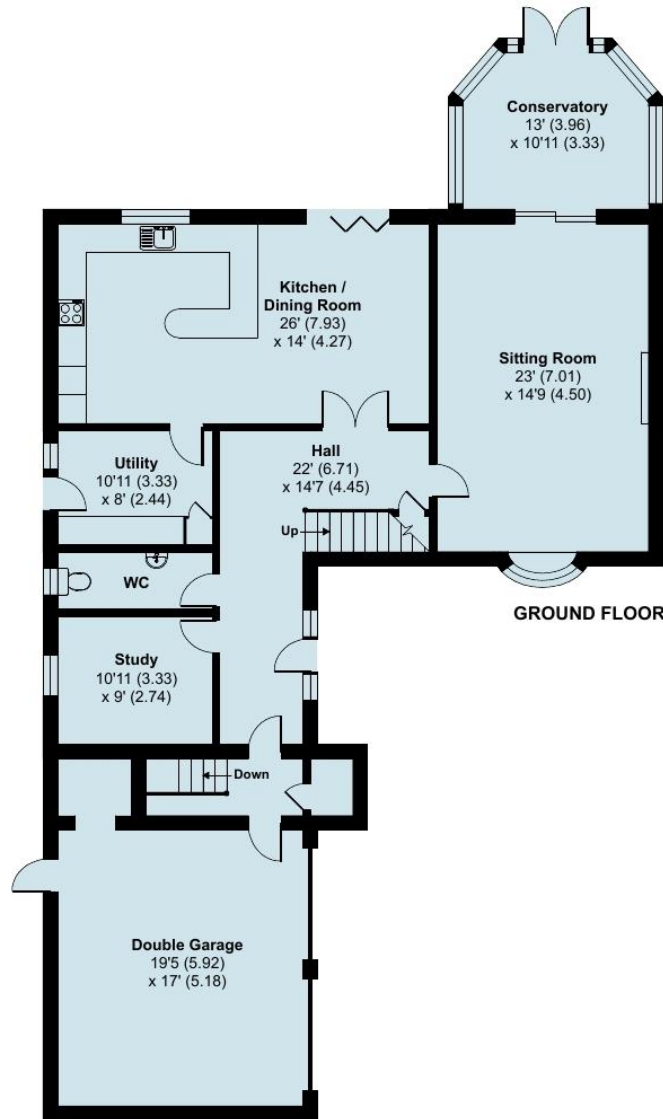
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Approximate Area = 2839 sq ft / 263.7 sq m

Garage = 357 sq ft / 33.2 sq m

Total = 3196 sq ft / 296.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Howkins & Harrison. REF: 1114969



Outside

The property is approached by a block-paved driveway offering ample parking and leading to the double garage. A storm porch leads to the front door, and a side gate leads to the rear garden.

To the rear of the property, the south facing garden is enclosed and has a large patio entertaining area with the remainder being mostly laid to a well-tended lawn bordered with mature shrubs and enjoying open views towards Whistley Woods.



Finished to the highest standard throughout, the property benefits from four bedrooms (including two en-suites), kitchen/dining room, utility room, sitting room, study and a double garage with a studio over.





Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. 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.

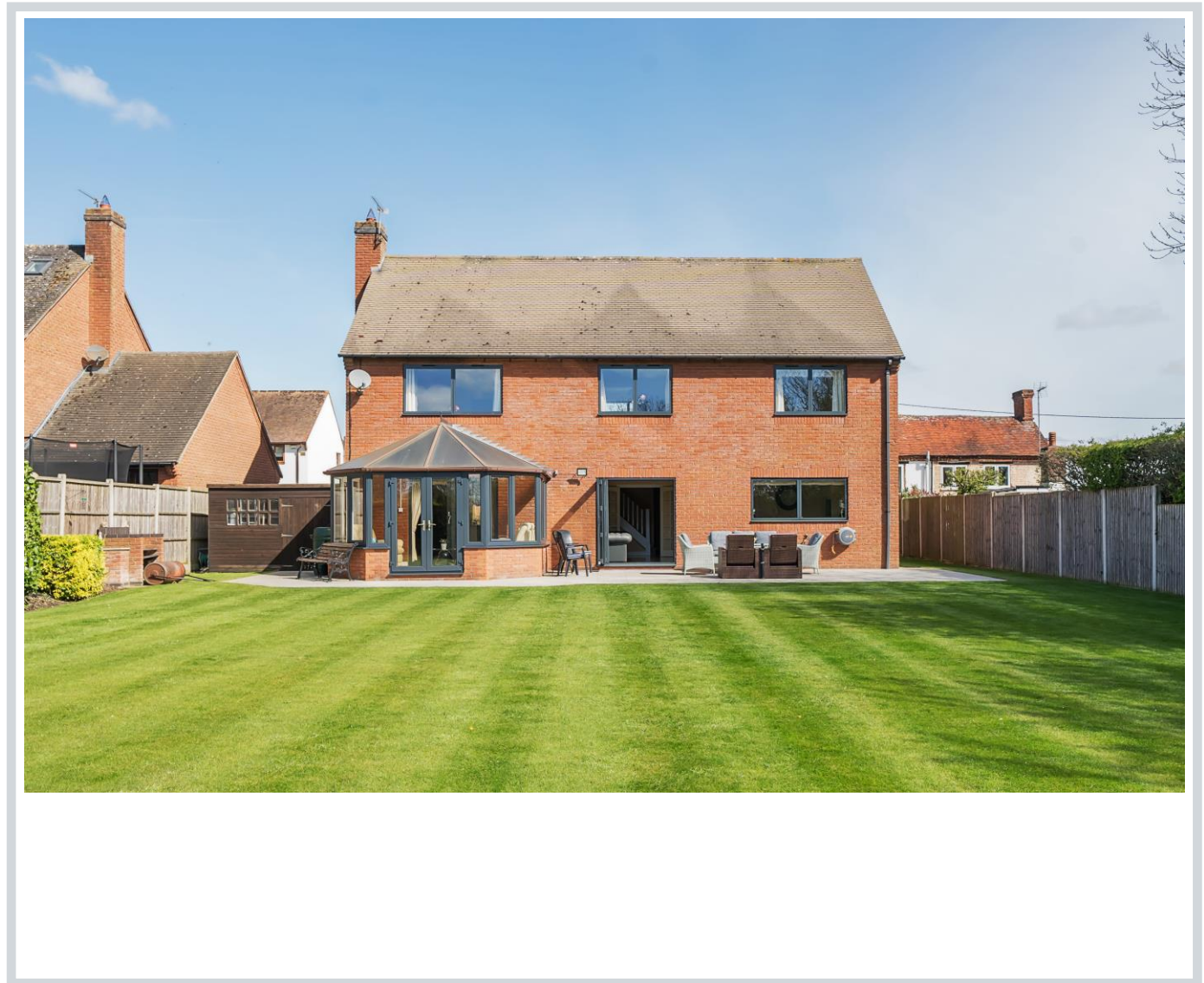
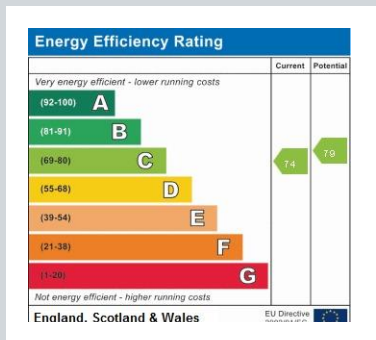
Services

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. Oil central heating.

Local Authority

West Northamptonshire Council – 0300 126 7000

Council Tax Band - f



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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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