



Rosebank Cottage, The Square, Moreton Pinkney, Northamptonshire NN12 8HH

HOWKINS &  
HARRISON

Rosebank Cottage, The Square,  
Moreton Pinkney,  
Northamptonshire, NN12 8HH

Offers in excess of: £300,000

This delightful cottage set in an elevated position in the village of Moreton Pinkney is full of character and charm and is presented in excellent condition throughout. The cottage benefits from two bedrooms, a family bathroom, kitchen/dining room with a stable door opening onto the garden and a sitting room with a wood burning stove in addition to a large and enclosed garden.

#### Features

- Semi-detached cottage
- Character features
- Two bedrooms
- Family bathroom
- Sitting room with wood burning stove
- Kitchen/dining room
- Large garden shed/workshop
- Enclosed garden with patio area
- Potential to extend subject to planning permission
- Energy rating E



## Location

Moreton Pinkney is a rural village which lies eight miles West of Towcester, five and a half miles North of Brackley and some seven miles East of Banbury, providing excellent road links with the M40, M1 and A45. Main line trains run from Banbury to Marylebone and Milton Keynes to Euston. Within the village is St. Mary's Church which is a Grade II listed building, dating from the late 12th century.

The village has an excellent sense of pride, with an active social calendar and various clubs and events each year. Local primary schooling can be found in the nearby villages of Lois Weedon and Culworth with secondary education at Chenderit School in Middleton Cheney. Private schools include The Cardus at Overthorpe and Winchester House at Brackley. Public schools include Stowe, Bloxham and Tudor Hall. The next village is Canons Ashby, a beautiful National Trust House and the village is also only a few miles from Silverstone.



## Ground Floor

Entrance hall, sitting room with feature fireplace and wood burning stove, recently re-fitted kitchen/dining room with a range of bespoke units and integrated appliances including an oven and hob, dishwasher and under-counter fridge and with a stable door opening into the garden.

## First Floor

Two bedrooms and a family bathroom.

## Outside

The property sits elevated from the roadside and is approached by a footpath leading to the front door and giving access through to the rear garden. The front garden is mostly laid to lawn. To the rear of the property is a patio area with steps leading to the garden. A footpath leads to a substantial garden shed/workshop with power connected, and there is a further smaller storage shed/woodstore. The remainder of the garden is enclosed on all sides and is mostly laid to lawn with mature flower beds and a small pond.

## Viewing Arrangements

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

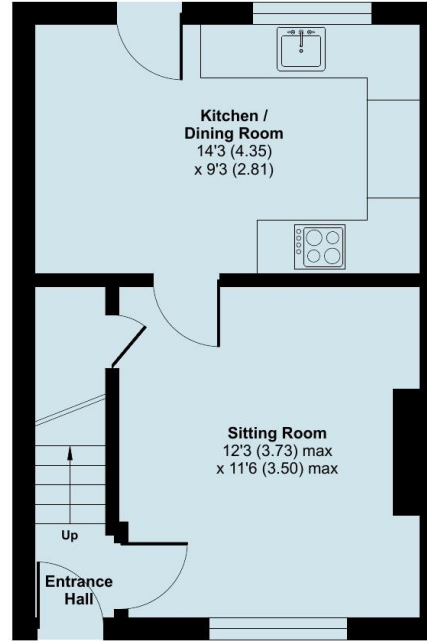
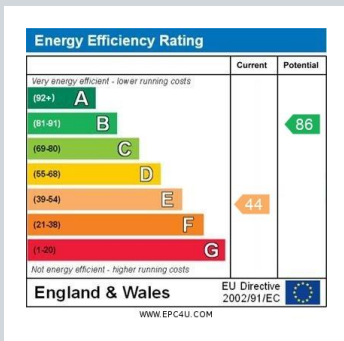
## Services

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 – Tel:0300- 1267000.

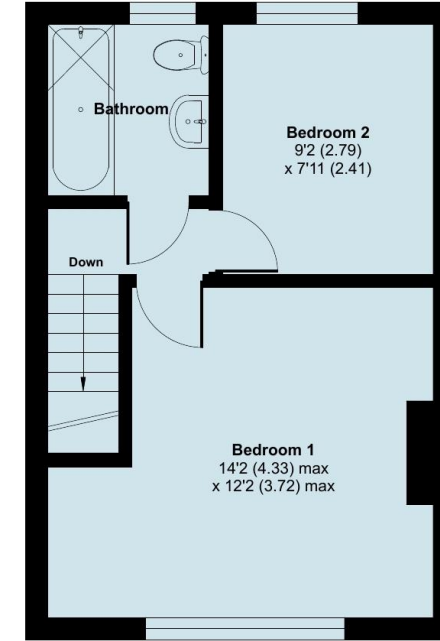
## Council Tax Band - C



GROUND FLOOR

## Moreton Pinkney, Northamptonshire, NN11

Approximate Area = 626 sq ft / 58.2 sq m  
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Howkins & Harrison. REF: 1242302

## 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.