



Hillway, High Street, Culworth, Northamptonshire, OX17 2BE

HOWKINS &
HARRISON

Hillway, High Street Culworth,
Northamptonshire, OX17 2BE

Guide Price: £850,000

Situated in the sought after village of Culworth, Hillway is an imposing early Victorian detached property set in approximately one third of an acre. Recently the subject of a restoration and retaining many original features, this charming property offers five bedrooms including one en-suite, two reception rooms and a live-in family kitchen/breakfast/dining room in addition to a useful two storey outbuilding, and driveway parking.

Features

- Detached early Victorian property
- Master bedroom en-suite
- Four further bedrooms
- Two family bathrooms
- Live-in kitchen/dining/breakfast room
- Two reception rooms
- Utility & cloakroom
- Two storey outbuilding
- Driveway parking
- One third of an acre gardens
- Energy rating E



Location

The highly regarded village of Culworth is located approximately 7 miles from Brackley, 8 miles from Banbury and 11 miles from Towcester, which all provide local shopping. There is good access to the M40 at junction 11. Train stations at Banbury offer journey times to London Marylebone from 55 minutes and from Milton Keynes to London Euston from 35 minutes. Northampton, Oxford and Milton Keynes are all within convenient commuting distance.

Culworth is a thriving village with an excellent primary school, the popular Red Lion pub, parish church, a butcher's shop, and The Forge coffee shop. There is a range of independent schools in the area including the Carrdus School near Banbury, Winchester House in Brackley, Stowe School and Akeley Wood School.

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 circuit.



Ground Floor

Entrance hall, two reception rooms (one with a wood burning stove), a spacious live-in kitchen/breakfast/dining room with a range of fitted units under quartz worksurfaces with an integrated dishwasher and a range style cooker. Three sets of French doors lead out to the garden from this room, whilst another door leads to the cellar. There is a utility room and a cloakroom off the kitchen.

First Floor

The master bedroom is en-suite and there are four further bedrooms and two family bathrooms.





Outside

The property sits in a prominent position on the High Street behind a traditional gated front garden with a footpath leading to the front door. To the side of the property is a gravel driveway offering parking and leading to the garden through double gates with a further gravelled area that offers ample parking.

French doors from the live-in kitchen open onto a large patio entertaining area edged with box hedging, and opening onto the level garden which is enclosed on all sides. There is a two storey outbuilding offering a multitude of potential uses subject to planning permission and currently used for storage.

Imposing early Victorian 5 bedroomed detached property set in approximately one third of an acre. Benefits a two storey outbuilding and driveway parking.



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Land App



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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.

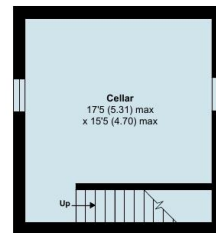
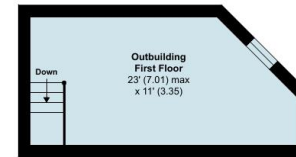
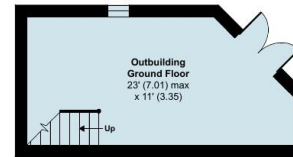
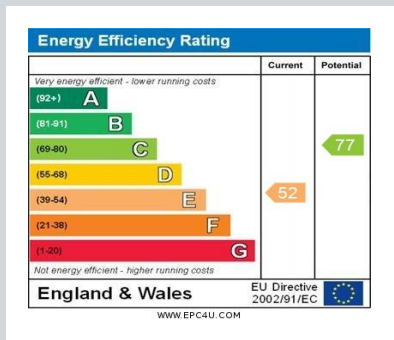
Services

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 fed boiler.

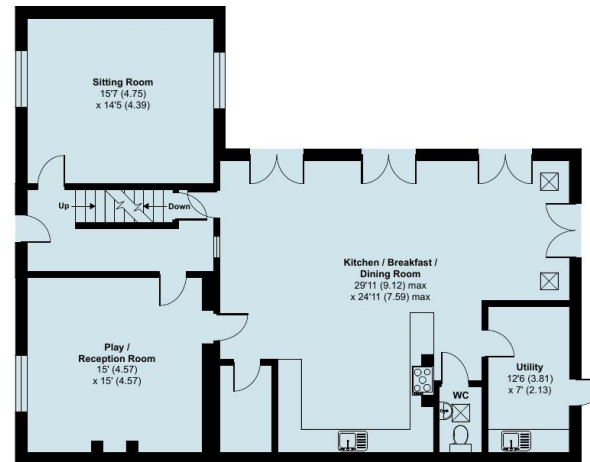
Local Authority

West Northamptonshire Council – 0300 126 7000

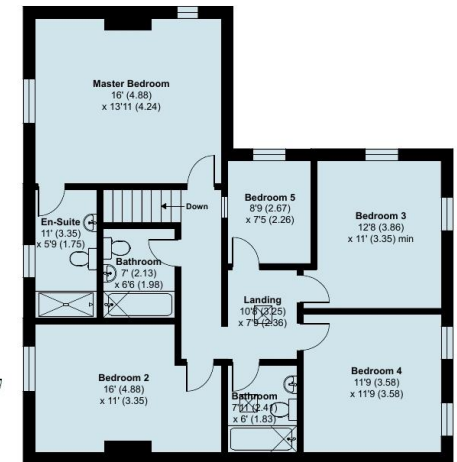
Council Tax Band - E



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Howkins & Harrison. REF: 1174633

High Street, OX17

Approximate Area = 2702 sq ft / 251 sq m

Outbuilding = 456 sq ft / 42.4 sq m

Total = 3158 sq ft / 293.4 sq m

For identification only - Not to scale

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