



End House, Barley Hill, Culworth, Northamptonshire, OX17 2AS

HOWKINS &  
HARRISON



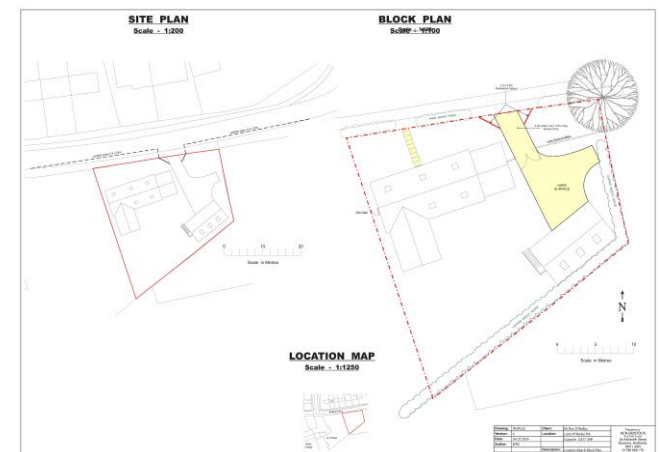
# End House, Barley Hill, Culworth, Northamptonshire, OX17 2AS

Guide Price: £1,500,000

A rare and exciting opportunity to own a brand new, bespoke, substantial property, with accommodation in the main house extending to 3,336 sq ft, plus a double garage, store and office adding a further 1,044 sq ft, (approximately). Planning Permission was granted by West Northants Council in September 2024 under reference 2024/2101/FULL, the developer is looking to work in conjunction with the successful buyer to create an imposing, comfortable, high specification family home. Culworth is a highly regarded and popular village, nestling in rolling countryside.

## Features

- Imposing, substantial new build
- Total over 4,350 sq ft / 400 sq mts
- WNC 2024/2101/FULL
- High specification, bespoke build
- Opportunity to influence finish
- Ten year New Build Guarantee
- Intention to be Energy Efficient
- Quality village location
- EPC Rating: TBC





## 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, and of course motor racing at the world famous Silverstone race circuit.

## Community Infrastructure Levy (CIL)

Upon granting Planning Permission for the build, West Northants Council have determined that the project is liable to Community Infrastructure Levy, (CIL). This tax is payable on commencement of the build, and in this instance has been calculated to be £113,163. However we understand it is possible to apply for a self-build exemption, the main criteria of which is owner occupation for three years after completion of the build. Hence the collaboration between the developer and successful purchaser to gain this exemption. We recommend that you seek advice and guidance on this matter before commitment to purchase.



## Ground Floor

Spacious entrance hall, with cloakroom off. There is a generous sitting room, a snug / study / playroom, and fantastic “live-in” kitchen / dining / family room which opens into the garden, plus a utility room.

## First Floor

The master bedroom boasts an en-suite and dressing room, the guest bedroom is also en-suite, two further bedrooms and a family bathroom.

## Second Floor

The master bedroom boasts an en-suite and dressing room, the guest bedroom is also en-suite, two further bedrooms and a family bathroom.

## Outside

There will be a double garage with attached store and large office / studio above.

## 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 available 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 services.

## Local Authority

West Northamptonshire Council – Tel:0300- 1267000.

## Council Tax Band - TBC

## Land off Barley Hill, Culworth, OX17 2AP

For identification only - Not to scale



## 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.