



Gildene Cottage, 1 Canons Ashby Road, Moreton Pinkney,
Northamptonshire, NN11 3SW

HOWKINS &
HARRISON

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Moreton Pinkney,
Northamptonshire, NN11 3SW

Guide Price: £320,000

Set in the sought after village of Moreton Pinkney, and presented in excellent condition throughout, Gildene Cottage was built in 2013 of local stone, and is finished to a high standard with many energy saving features. Offering two bedrooms and a family bathroom, a sitting/dining room, kitchen and cloakroom, the property enjoys a small, enclosed garden and two allocated parking spaces.

Features

- End of terrace cottage
- High specification
- Two bedrooms
- En-suite and family bathroom
- Sitting/dining room
- Kitchen and Cloakroom
- Air Source Heat Pump
- Enclosed garden
- Two allocated parking spaces
- Energy rating TBC



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 with doors leading off to the cloakroom, sitting /dining room with French doors opening onto the garden, and to the kitchen which has a range of fitted units and integrated appliances including an oven, hob, dishwasher and fridge/freezer. There is underfloor heating throughout the ground floor.

First Floor

There are two double bedrooms, one with an en-suite, and a family bathroom. Heating to this floor is via radiators.

Outside

The property is approached by a footpath leading to the front door with a bed of mature shrubs. A driveway to the side of the property leads to the enclosed rear garden, which is mostly laid to lawn with a patio entertaining area. There is a separate lawn to the side of the property belonging to Gildene Cottage suitable for a greenhouse and garden shed, in addition to two allocated parking spaces in a private parking area for the cottages.

Agents Note: Please note that some of the internal photographs use computer generated images to show how the rooms could look when furnished.

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 services. Note there is no gas connected – heating is via an air source heat pump.

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300- 1267000.

Council Tax Band – C



Howkins & Harrison

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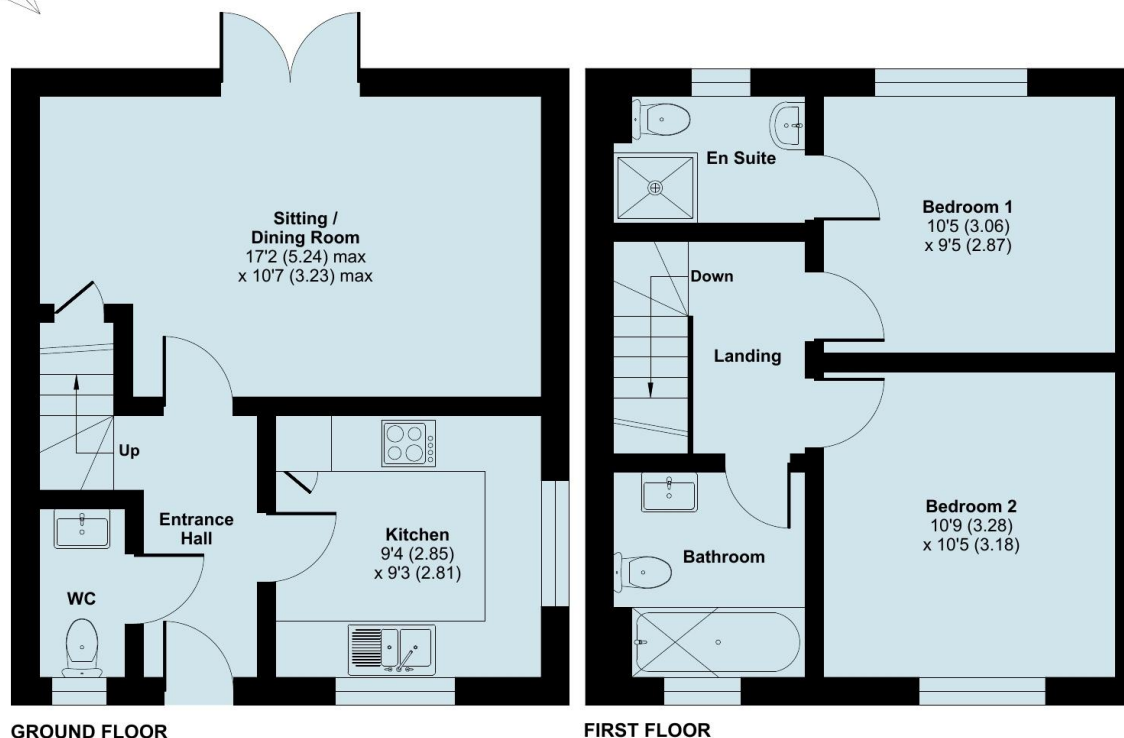
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Canons Ashby Road, Daventry, NN11

Approximate Area = 724 sq ft / 67.2 sq m

For identification only - Not to scale



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: 1304940

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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