



7 Park End
Croughton | Brackley | Northamptonshire | NN13 5LX

FINE & COUNTRY

Step inside

7 Park End

Available with NO UPWARD CHAIN is this romantic character cottage in the pretty village of Croughton, complete with wood burner and old beams, offering a country lifestyle that is close to local amenities including the village shop, a traditional pub, great schools, and lots of local walks and activities.

This is a small but perfectly formed cottage on the edge of the Cotswolds. For those who love the outdoors there are miles and miles of walks straight from the front door.

The cottage is decorated in a traditional English design, with beamed ceilings, and wood burning stove in the living room. The master bedroom looks out over fields and countryside whilst the light and airy kitchen has dual aspect views to the garden.

Comprising dining kitchen, sitting room with wood burning stove, two double bedrooms, bathroom, garage, parking for four cars and a lovely raised rear garden. An internal viewing is essential.

Ground Floor

Upon entering, the sitting room has a wood burning stove in a feature fireplace, traditional exposed beams, stairs rising to the first floor and two windows to the front. Understairs storage and fireside alcoves. The stove is also connected to the central heating.

The dining kitchen has wood flooring, space for a table to seat four guests, integrated oven, dishwasher and fridge, and windows to the side and rear elevations.

First Floor

To the first floor, there are two double bedrooms, one with a window to the front, and the other with a window to the rear, with extensive views across open countryside, both serviced by the adjacent family bathroom with bath and power shower.



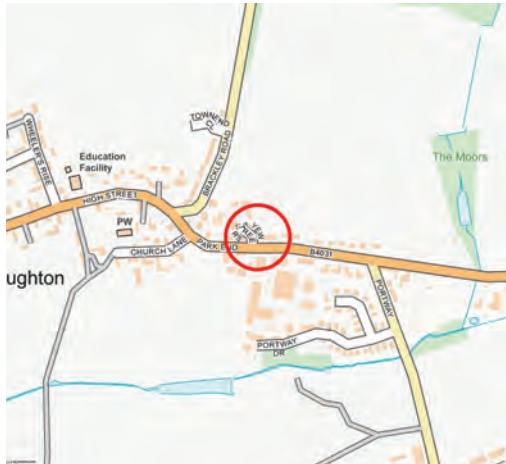






Step outside

7 Park End



Outside

The private raised rear garden is secluded and mainly laid to lawn with mature trees, hedging and herbaceous shrubs and is the ideal place for summer entertaining.

The front and side garden wraps around the cottage with a herb garden adjacent to the kitchen, and a front lawn with apple trees and flower beds to the side.

The property also benefits from a garage (5m x 3.5m) with a side door, a shed, wood store and parking to the front for four cars on the gated driveway.

Location

Croughton is a sought after village situated around three miles South-West of Brackley and is conveniently located for the M40 which provides easy access to Birmingham, Oxford, Bicester and London, whilst the local train network provides a commute to London Marylebone in under an hour.

Croughton has a thriving local community, with regular village events including wine tastings, cinema nights and fetes and fairs. Croughton has a 12th Century church with mediaeval murals dating from 1310. Local amenities include the village shop, several fantastic local pubs, a primary school, parks, and lots of local walks and activities.

The local town of Brackley is a few miles away. A historic market town with a wide range of shops, together with cafes, pubs, numerous restaurants, weekly markets, a Waitrose and other supermarkets. Also nearby is Bicester which has two railway stations serving London Marylebone and Paddington, Oxford and Birmingham.

Soho Farmhouse, a short taxi ride away, offers luxury entertainment, dining, culture and boutique accommodation. RH England at Aynho Park offers fine dining and luxury home interior design in a stately home. Bicester Village is a dream destination for designer shopping and luxury entertainment with 170 luxury boutiques all on your doorstep. The famous Silverstone Racing Circuit and many Formula 1 Teams are all within a 15 mile radius of the property.

Services, Utilities & Property Information

Utilities - Mains water and sewerage, gas fired central heating with linked stove, electricity supply.

Mobile Phone Coverage - 5G mobile signal is available in the area but we advise you to check with your provider

Broadband Availability - Ultrafast fibre broadband is available with a download speed of 1000Mbps.

Local Authority: West Northamptonshire

Council Tax Band: C

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number 07736 937633

Website

For more information visit F&C Microsite Address - <https://www.fineandcountry.co.uk/banbury-and-buckingham-estate-agents>

Opening Hours:

Monday to Friday	9.00 am - 6 pm
Saturday	9.00 am - 5 pm
Sunday	By appointment only

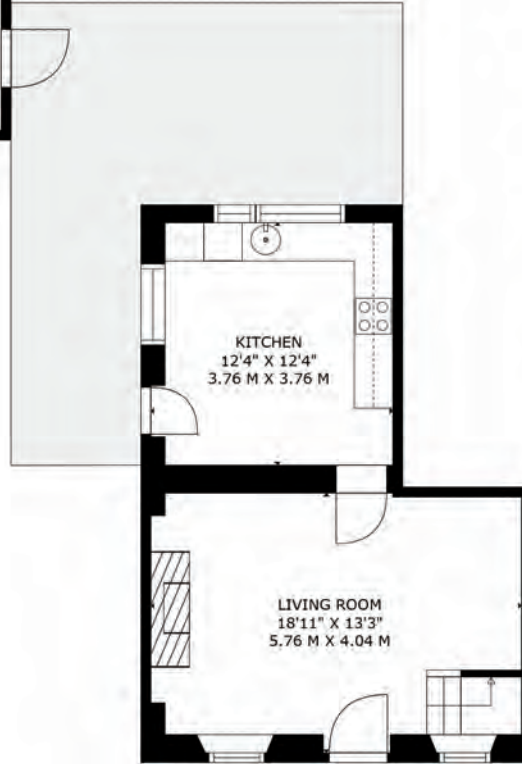


GARAGE
11'7" X 15'10"
3.53 M X 4.83 M



GROSS INTERNAL AREA: 793 sq ft, 73 m²
GARAGE: 183 sq ft, 17 m²

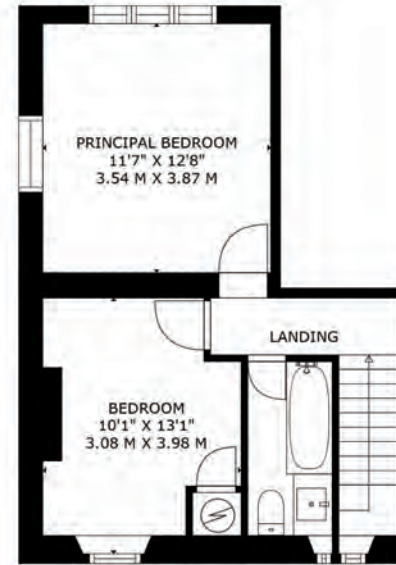
OVERALL TOTALS: 976 sq ft, 90 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY
FLOORS MAY NOT BE SHOWN IN ACTUAL LOCATION



KITCHEN
12'4" X 12'4"
3.76 M X 3.76 M

LIVING ROOM
18'11" X 13'3"
5.76 M X 4.04 M

GROUND FLOOR

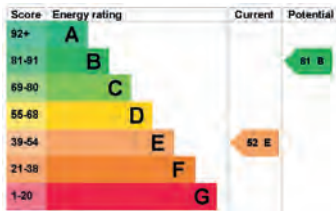


PRINCIPAL BEDROOM
11'7" X 12'8"
3.54 M X 3.87 M

BEDROOM
10'1" X 13'1"
3.08 M X 3.98 M

LANDING

FIRST FLOOR



Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.

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