

High Street, NN11

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Set within the heart of the picture-perfect village of Eydon, 51 High Street is a Victorian home where timeless character meets refined contemporary living. Built in 1897 and reimagined by its current owners with exquisite

- Stunning Victorian home dating back to 1897, fully renovated to an exceptional standard
- Three bedrooms arranged over two floors, full of period character and charm
- New Heating system and eco/ energy efficient features
- Located in the heart of the popular village of Eydon
- Excellent for Commuters - Trains from Banbury to London 60 mins
- Oak framed garden room with power and lighting – ideal for home office or studio

Meticulously renovated throughout, every inch of the property has been crafted with intention honouring its heritage while embracing a refined, contemporary lifestyle. Think open fires on crisp winter evenings, lazy weekend breakfasts in the sun-drenched kitchen, and candlelit soaks in a spa-style bath after a long countryside walk.

The High Street, Eydon is set in a conservation area in rural South Northamptonshire, it is as charming as it is well-connected. A quintessential English village with ironstone cottages, gently undulating hills, and a strong sense of community, it offers the peaceful pace of country life with Banbury station just 11 miles away putting London within an hour's reach.

Ground Floor

The moment you step through the front door, there's a sense of calm and craftsmanship. Cool limestone-grey floors run underfoot, warmed by zoned underfloor heating that invites you to kick off your shoes and unwind.

To your left, the sitting room is ►





► made for slower moments. With its herringbone oak flooring, sash window, and open fire with feature surround, it's the kind of space you want to retreat to with a glass of wine and a good book as the fire glows on a cold evening.

At the rear, the home opens into a spectacular kitchen and dining space — the true heart of the house. Designed by Cherry Wood, a renowned local kitchen company, this bespoke kitchen blends muted grey cabinetry, oak inlays, quartz worktops, and grey limestone flooring with effortless style. A large central island with breakfast bar seating creates the perfect hub for casual breakfasts, kids' homework, or pre-dinner drinks with friends.

Hidden behind folding doors, you'll find a secret drinks cabinet, complete with wine fridge, glass shelving, and soft lighting, the perfect stage for mixing cocktails and hosting guests in style. There is space for a large dining table to gather around and a log burner adds warmth and atmosphere, while Crittall doors and a dramatic ceiling lightwell draw in natural light, beautifully framing views of the garden beyond. It's a space that shifts seamlessly from everyday family life to stylish entertaining.

Through a striking exposed stone archway, the newly built extension blends seamlessly with the original home. A boot room lined with bold green cabinetry, brass hardware, and a deep stone sink offers a practical and elegant transition from outdoors to in, ideal after long dog walks or muddy countryside adventures.

There's also a Guest toilet, a quiet study, and a Utility/ laundry room with quartz worktops and cleverly concealed appliances; everything about this home has been considered.

First Floor

The first floor has been completely reconfigured to enhance flow and comfort. At the front, the principal bedroom offers a cocoon of warmth and charm, with original wooden floors, a sash window, and a romantic feature fireplace. It's a room that invites long weekend lie-ins and early nights with the windows open to the stillness of village life. To the rear, another double bedroom offers peaceful garden views, while the family bathroom is a highlight in itself. Designed to feel like a private spa, it features a deep Albian stone freestanding bath, an overhead rainfall shower, underfloor heating, and elegant tiled finishes. Imagine sinking into the tub with soft lighting and a glass of something cold after a long day.

Second Floor

On the top floor, you'll find a third bedroom, full of charm and personality with wood-panelled walls and two windows that flood the space with natural light. Whether it becomes your main bedroom a guest suite, studio, or retreat, it offers a quiet corner of the home to call your own.

Outside Spaces

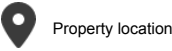
The garden continues the home's graceful storytelling. West-facing and bordered by a textured stone wall, it's private, sunny, and beautifully structured.

A paved terrace is perfect for summer lunches or crisp autumn coffees, with steps leading up to a lawn edged with English cottage garden beds.

At the top of the garden is another seating area and also a stunning oak-framed Garden room, fitted with power and lighting an inspiring spot for a home office, creative studio, or peaceful hideaway. There is also a handy garden shed for storing gardening tools



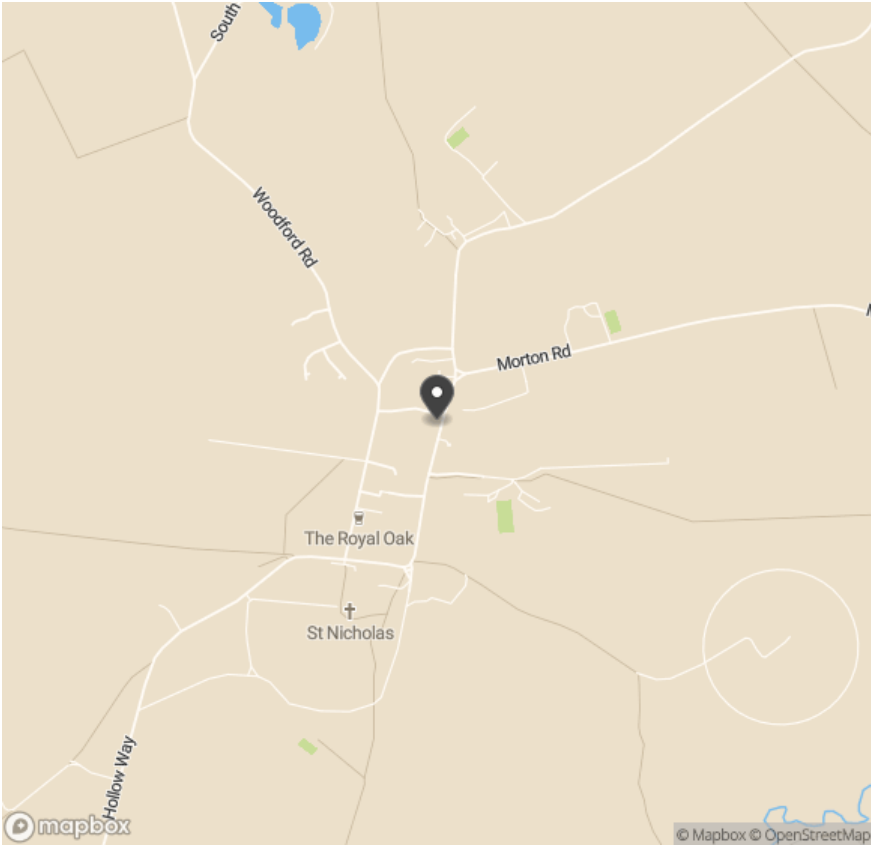
LOCATION



ENERGY PERFORMANCE
CERTIFICATE (EPC)

Current: **59**

Potential: **69**



FLOOR PLAN

1433 sq ft (133 sq m)

High Street, Eydon, NN11

Approximate Gross Internal Area = 125.61 sq m / 1352 sq ft
Garden Room = 7.50 sq m / 81 sq ft
Total = 133.11 sq m / 1433 sq ft

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This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #91231

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