



7 Marston Road, Greatworth, Northamptonshire, OX17 2EA

DEBBIE COX
Your personal estate agent **exp** UK

**7 Marston Road
Greatworth, Northamptonshire
OX17 2EA**

Guide Price: £650,000

A stunning four bedroom detached home featuring iconic Cotswold stone. The attractive property has been carefully improved by the current owner, creating a welcoming and stylish environment. Situated on the edge of one of the most desirable villages in this area, it offers a peaceful setting with open countryside views, while still benefiting from the village's amenities, including a highly regarded and popular primary school. Perfect for families or those seeking a tranquil yet accessible rural life, this home effortlessly blends charm, comfort and location.

FEATURES

- Stunning 4 Bedroom Family Home
- Carefully Improved by Current Owner
- Edge of Village with Countryside Views
- Village Amenities Including Pub & Shop
- Highly Regarded Schools
- Chenderit School Catchment & Bus
- Two Generous Reception Rooms
- Double Garage with Off-Road Parking
- Planning Permission for Alterations



Entrance Hall

A spacious entrance hall with stairs leading to the first floor. The light oak flooring continues seamlessly into both reception rooms. A full height cupboard provides good coat hanging space and a separate understairs cupboard provides useful additional storage.

Downstairs WC

Accessed from the entrance hall, the downstairs WC is tiled to half wall height and includes a WC and corner wash hand basin.

Sitting Room

The sitting room is a well-proportioned space filled with natural light, thanks to two double-glazed French doors that open to the South facing rear garden. A charming feature fireplace with a log burning stove provides a focal point, adding both warmth and character, while the overall layout and finish create a welcoming and comfortable atmosphere.

Dining Room

The dining room is entered through elegant glass-paned doors and enjoys natural light from two double glazed windows to the front. Generously sized and versatile, this room lends itself to a variety of uses, though it is currently arranged as a formal dining room, ideal for family meals or entertaining guests.

Kitchen Breakfast Room

The kitchen breakfast room has been thoughtfully redesigned by the current owner to a high standard, combining style with functionality. Every detail has been carefully considered, from the quality of the finishes to the layout that maximises space and light, creating an inviting setting that is both practical for everyday living and perfect for entertaining. Two double glazed windows to the front elevation overlook the countryside beyond and French doors to the rear provide access to the South facing rear garden. Fitted appliances include a fridge freezer, dishwasher, double oven, hob and extractor.

The kitchen island has been thoughtfully positioned to enhance both practicality and flow. Designed with integrated bin storage, cupboards and seating, it offers a perfect balance of functionality and style, serving as a central hub for cooking, dining and socialising.

Utility Room

A highly practical space, offering direct access to the rear garden. There is space for a washing machine and tumble dryer, complemented with fitted cupboards and a useful work surface over, ensuring excellent storage and functionality.

First Floor Landing

The landing is bright and welcoming, featuring a window that overlooks open countryside. The balustrade staircase adds to the wonderful sense of space. An airing cupboard provides access to the hot water tank and provides additional storage.







Bedroom One

The master bedroom features two double glazed windows to the rear garden providing ample natural light, plus a deceptively spacious walk-in wardrobe with ample shelving, drawers and hanging space.

En-Suite

Fitted with a suite comprising of a low level WC, wash hand basin, shower cubicle with a glass screen & a panelled bath with mixer tap over. Obscure double glazed window to the side elevation, heated towel rail.

Bedroom Two

Two double glazed windows to the front elevation overlooking the countryside and further benefits built-in wardrobes with ample hanging and storage space.

Bedroom Three

Double glazed window to rear elevation and built-in wardrobes providing useful hanging storage space.

Bedroom Four

Two double glazed windows to the front elevation with countryside views.

Bathroom

Tiled to full height with an obscure double glazed window to the side elevation, the bathroom is fitted with a suite comprising WC, pedestal wash hand basin, corner bath with shower over. Towel radiator.



OUTSIDE

Front

The front garden features a Cotswold stone wall with gated access and a paved pathway to the front door. It has low-maintenance gravel layout, rear access via a gate and a storage area housing the oil tank.

Rear

The rear garden features a generous paved patio area, enclosed by a Cotswold stone wall to one side. The remainder of the garden is laid with high quality artificial grass, bordered by a high red brick wall, with gated access to the off-road parking and a personal door into the garage.

Garage

There is a double garage to the rear, accessed via a shared driveway with two other properties. It includes off-road parking in front, remote controlled door and is light and power connected. There is ample eaves storage. A personal door leads into the rear garden of the property.

Agents Note

The current owner has obtained planning permission to convert the loft space into two further bedrooms and further planning permission to convert the roof space of the garage into accommodation. Further details are available upon request.

LOCATION

Greatworth is a charming village providing a peaceful retreat, while remaining conveniently close to Brackley. There are many amenities within the village to include 'The Greatworth Inn' country pub, village post office/shop, Church and Methodist church, a Sports and Social club and many other clubs and societies. The highly regarded and popular village pre-school and primary school have been *rated 'Good' in their latest Ofsted inspections. Secondary catchment is Chenderit secondary situated approximately 5 miles away, also rated *'Good' by Ofsted* and benefiting *free bus transportation from Greatworth. * (Based on information at the time of writing provided by schools and school websites.

We would advise checking this information if interested in this property).

Brackley is situated approximately 4 miles away for supermarkets and services, and Banbury is situated approximately 10 miles away with retail parks, entertainment and sports facilities and a railway station with train connections to London. The village is also ideally situated for major arterial roads including the A43 and M40 ensuring easy commuting.

VIEWINGS

Your local EXP Agent, Debbie Cox can offer flexible viewing times, including out of hours. Please call or email to request a viewing.

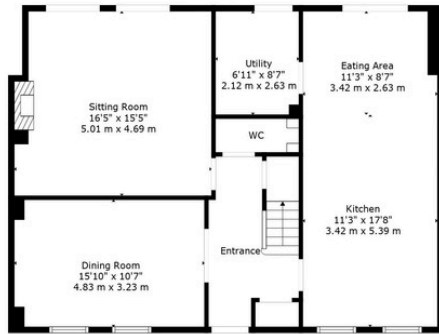
LOCAL AUTHORITY

West Northamptonshire Council.

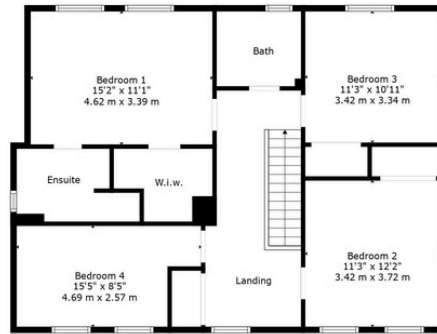
ENERGY CERTIFICATE

<https://find-energy-certificate.service.gov.uk/energy-certificate/9320-2165-6290-2192-3245>





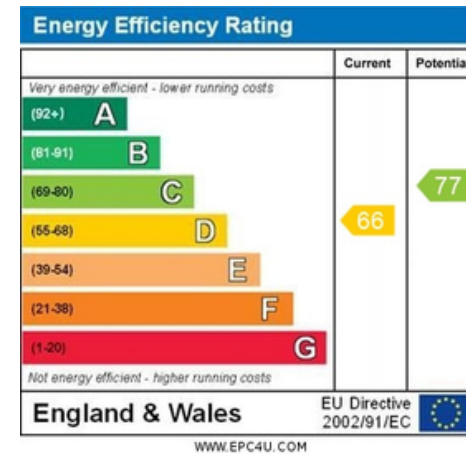
Floor 1



Floor 2

TOTAL: 1777 sq. ft, 165 m2
 FLOOR 1: 862 sq. ft, 80 m2, FLOOR 2: 915 sq. ft, 85 m2
 EXCLUDED AREAS: UTILITY: 60 sq. ft, 6 m2, GARAGE: 422 sq. ft, 39 m2, WALLS: 146 sq. ft, 13 m2

Floor Plan Created By Harper & Reid. Measurements Deemed Highly Reliable But Not Guaranteed



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Important Information

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. Only fixtures and fittings mentioned in these particulars are included in the sale, all other items are specifically excluded. Photographs and other media are provided for general information and items shown are not included in the sale unless specified in the sale particulars. Where property alterations to the property have been undertaken, buyers should check that relevant permissions have been obtained. None of the fixtures, fittings, services and appliances have been tested by the agent, are not certified or warranted in any way and therefore no guarantee can be given that they are in working order. Floorplans are provided for reference only and measurements are approximate. Purchasers are responsible to make their own enquiries with the appropriate authorities in relation to the location, adequacy and availability of mains water, electricity, gas, drainage and any other services. If you have any particular questions, let us know and we will verify it for you. These particulars do not constitute all or part of a contract. The full EPC report can be located at <https://find-energy-certificate.service.gov.uk/energy-certificate/9320-2165-6290-2192-3245> or contact the agent for a copy in PDF format.

