



Brookfield

Croughton, NN13

Guide Price £550,000

Situated in one of the most sought-after spots within the village of Croughton, Brookfield is an impressive detached bungalow set within a mature and private plot of approximately one-third of an acre. Positioned just off a charming country lane, the property enjoys open views over the countryside to the rear and offers a fantastic opportunity for those looking to modernise and add their own stamp.



THE CHERWELL AGENT
VILLAGE & COUNTRY HOMES



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- Handsome detached bungalow
- Excellent potential
- Double garage
- Open views to the rear
- Tenure Freehold
- Approx 1/3 acre plot
- Arguably the best road within the village
- Gated driveway
- No onward chain
- EPC C | Council tax F



The accommodation is spacious and well laid out, beginning with a wide and welcoming entrance hall. The main reception room is generously sized, with an open fireplace as a central feature, perfect for cosy evenings. This leads through to a separate dining room with lovely garden views. At the rear of the property, the kitchen offers plenty of potential and is complemented by an adjacent utility room.

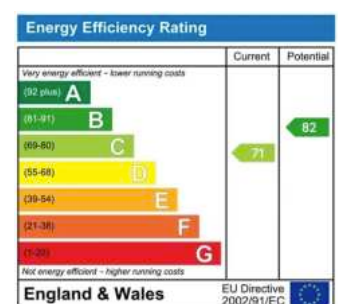
To the other side of the bungalow are three well-proportioned double bedrooms. All three rooms enjoy fitted storage and the principal room has a dressing area and an en-suite shower room. The two remaining bedrooms are served by a family bathroom.

The true appeal of Brookfield lies in its setting. The property sits well back from the road, behind gates, with a large front garden, a spacious driveway offering ample parking, and a double garage. To the rear, the generous garden enjoys privacy, established planting, and far-reaching rural views.

While the property would benefit from some updating, it presents a rare opportunity to create a superb home in a peaceful and prestigious location. Whether you're seeking a spacious downsize, a family home, or a project with scope to personalise, Brookfield has enormous potential.

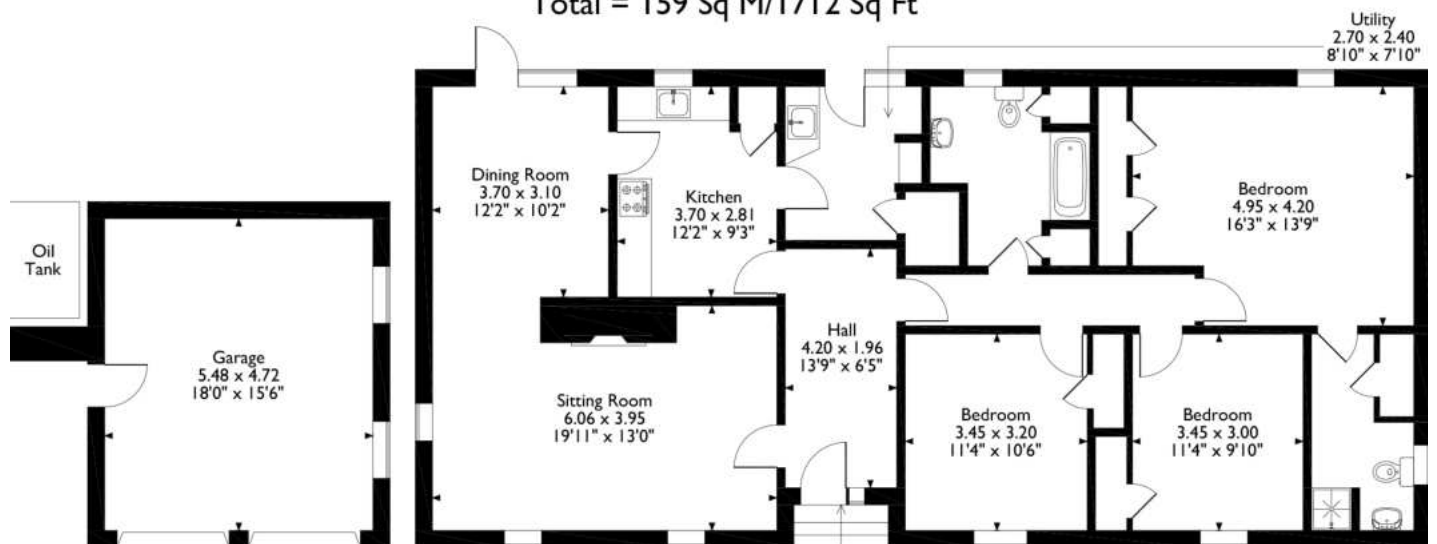
Croughton is a popular village on the border of picturesque West Northamptonshire, leading though to Oxfordshire. It embodies the quintessential charm of a traditional English village while offering modern conveniences for contemporary living - Croughton enjoys a pub (currently closed and 'to-let'), a co-op, a nursery, primary school, 'Croughton Tea Rooms' and an historic church. The village is only a short journey from the bustling market town of Brackley, and within easy reach of Banbury and Bicester. London is easily accessible from Bicester North, Banbury and King's Sutton Railway Stations (trains to Marylebone in under an hour) and the M40 motorway network is also nearby.

Tenure: Freehold
Local Authority: West Northants
Council Tax Band: F
Utilities: Mains electric, gas, drainage & water.





Brookfield, 18, Mill Lane, Croughton, Brackley
 Approximate Gross Internal Area
 Main House = 133 Sq M/1432 Sq Ft
 Garage = 26 Sq M/280 Sq Ft
 Total = 159 Sq M/1712 Sq Ft



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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