



Wheeler's Rise

Guide Price £475,000
Croughton NN13

Tucked away in the charming village of Croughton, this attractive stone cottage is full of character. Showcasing period details such as exposed stone walls, feature fireplaces and a welcoming wood burner, these all combine to create a home with warmth and personality.

- Pretty stone cottage
- Off-street parking
- Character and charm
- Generous walled garden with side access
- Utility room & downstairs WC
- Well-regarded local nursery & primary school
- Northans/Oxfordshire boarder
- Popular village with excellent facilities
- EPC rating D & council tax band C
- Tenure freehold



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On the ground floor, the cottage offers a welcoming sitting room with a fireplace and wood burner, perfect for cosy evenings by the fire. A generous separate dining room provides an excellent space to entertain guests, and a cottage-style breakfast kitchen is perfect for everyday life. A further hall area provides a versatile space, ideal as a reading nook or study. Completing the ground floor is a useful utility room and a downstairs WC.

Upstairs, the first floor enjoys three well-proportioned bedrooms and a stylishly presented family bathroom. Neighbouring houses have successfully converted the loft space to add a further bedroom, and therefore, a similar opportunity might be here, subject to the usual consents.

The property sits on a generous plot with off-street parking and a pretty front garden. Side and rear access lead to a delightful, private walled rear garden - well-sized and ideal for relaxing or entertaining, complete with a charming stone potting shed.

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 whilst 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.

- o Tenure: Freehold
- o Local Authority: West Northamptonshire
- o Council Tax Band: C
- o Utilities: Mains gas, electric, drainage & water

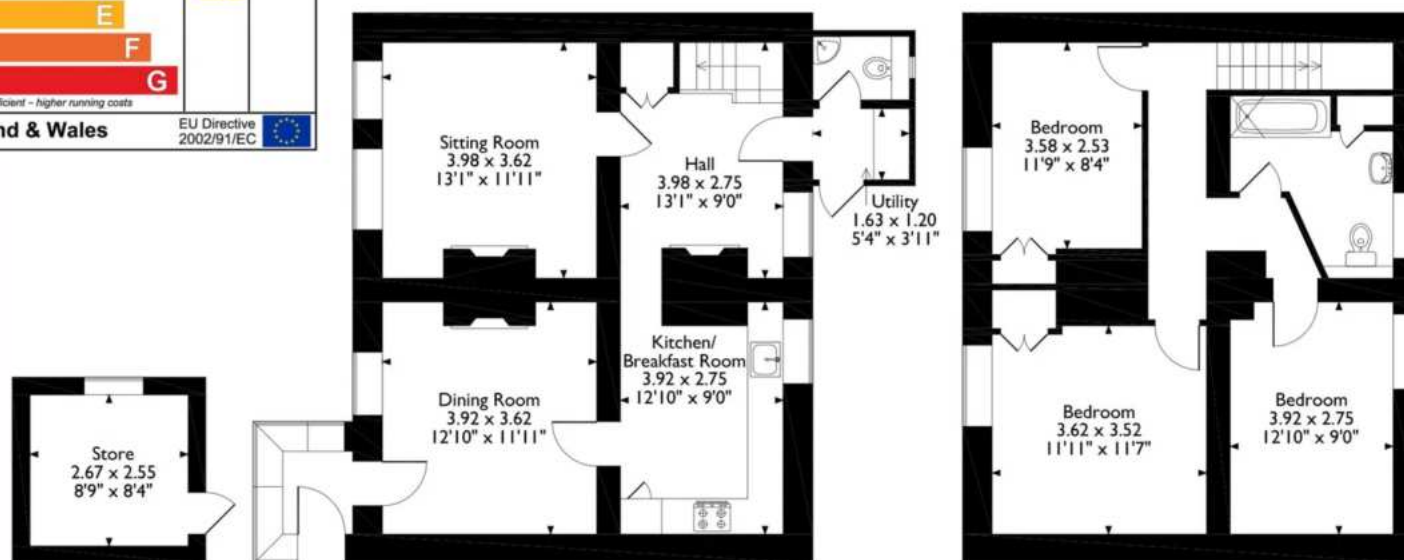


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales		
EU Directive 2002/91/EC		

10, Wheelers Rise, Croughton
 Approximate Gross Internal Area
 Main House = 120 Sq M/1292 Sq Ft
 Outside Store = 7 Sq M/75 Sq Ft
 Total = 127 Sq M/1367 Sq Ft



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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