



**Connells**

New Terrace  
Byfield Daventry



## Property Description

A beautifully presented two bedroom, double fronted STONE cottage located in the heart of this popular village to the North East of Banbury. This lovely cosy home provides a welcoming Kitchen/ Breakfast room with stairs rising to the first floor and a dual aspect Lounge on the ground floor. To the first floor two good size bedrooms and bathroom with shower. Gas central heating and the rear garden is established with wksp/shed to the rear.

## Kitchen/Breakfast Room

14' x 13' 7" ( 4.27m x 4.14m )

Double glazed window to the front and rear aspect. Door leading to rear garden. Offering a range of wall and base mounted units with worksurfaces over and incorporating a sink unit and ceramic tiled surrounds. Fireplace with living flame fire fitted. Tiled flooring. Plumbing and space for Washing Machine. Integrated electric oven with gas hob and cooker hood over.

## Lounge

13' 10" x 8' 11" ( 4.22m x 2.72m )

Double glazed window to the front aspect. Double glazed patio doors leading out to the rear garden. Fireplace and Radiator.

## Landing

Access to first floor rooms and loft. Double glazed window to the rear aspect.

## Bedroom One

14' x 7' 11" ( 4.27m x 2.41m )

Double glazed window to the front and rear aspect. Fitted wardrobes and storage areas to one wall. Radiator.

## Bedroom Two

10' 3" x 7' 11" ( 3.12m x 2.41m )

Double glazed window to the front aspect. radiator

## Bathroom

Double glazed frosted window to the rear aspect. The suite comprises of a wash hand basin and vanity unit sink unit. A corner shower cubicle & Towel radiator.

## Outside

### Front Garden

Patio stone with scrub borders leading to Entrance door.

### Rear Garden

An established rear garden with a brick built shed to the rear and a further shed. Low maintenance garden with a range of scrub and flower sections. There is a right of access across the rear of the property for the row of terraces.

## Byfield

Byfield is a thriving village on the borders of south Northamptonshire, north Oxfordshire and south Warwickshire. The village has local facilities including a village shop/post office, garage, medical centre, primary school, public house, tennis club, cricket club, bowling club, village hall and parish church.

Nearby towns of Daventry, Banbury, Towcester, Northampton and Milton Keynes provide more extensive shopping, recreational and cultural facilities.

Communication links include the M40 motorway (J11) at Banbury about 10 miles, M1 (J16) about 12 miles and rail links from Banbury to London/Marylebone peak time about 55 minutes. Birmingham international airport is about 33 miles away.

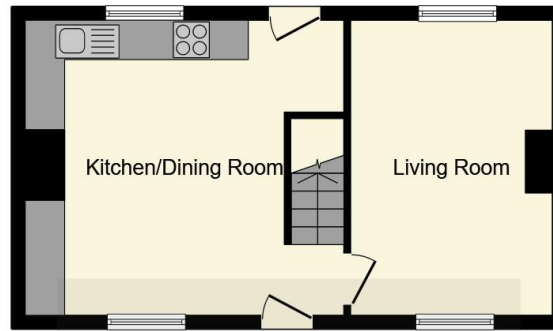
There is a range of schooling in the area including Byfield Primary School, Winchester House, (Brackley), Beachborough, (Westbury), The Carrus, (Overthorpe) and Bilton Grange (Dunchurch), Sponne (Towcester), DSLV in Daventry, Bloxham and Tudor Hall, (Bloxham), Stowe, Rugby and Princethorpe (Nr Leamington).

As well as the village sports clubs, sporting facilities in the area include golf at Hellidon, Tadmarton and Middleton Cheney; horse racing at Stratford-upon-Avon and Warwick; motor racing at Silverstone and a full indoor sports complex at Banbury and Daventry.









**Ground Floor**



**First Floor**

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**EPC Rating: E**

Tenure: Freehold

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