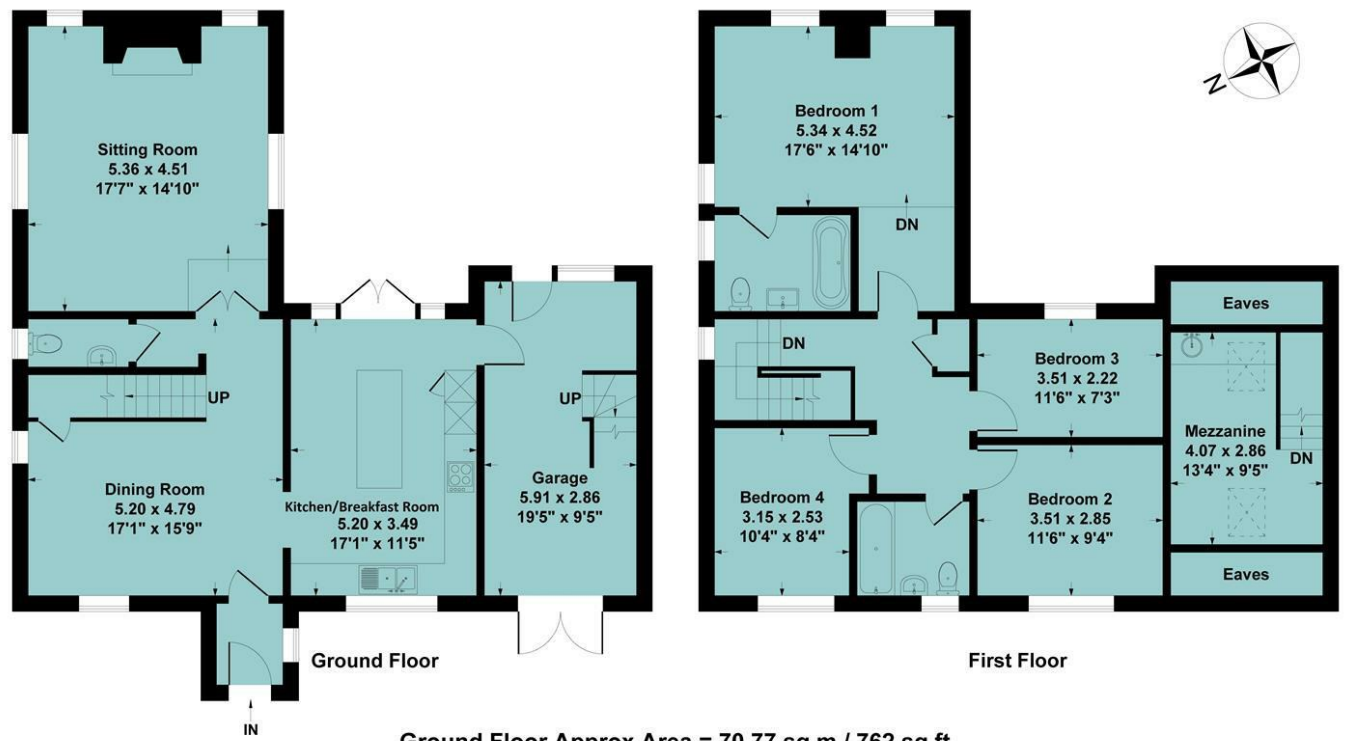


Agents Note

All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

Referral fees

Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these providers/suppliers is not mandatory. Clients are entirely free to choose their own products, services and providers. We declare this intention within our Terms of Business and by signing these documents our clients and customers confirm their agreement in doing so.



Ground Floor Approx Area = 70.77 sq m / 762 sq ft
 First Floor Approx Area = 68.68 sq m / 739 sq ft
 Garage Approx Area = 16.90 sq m / 182 sq ft
 Mezzanine Approx Area = 11.41 sq m / 123 sq ft
 Total Area = 167.76 sq m / 1806 sq ft

Measurements are approximate, not to scale, illustration is for identification purposes only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		64	74
England & Wales			

01295 271414 ankerandpartners.co.uk post@ankerandpartners.co.uk
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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



5 The Old Rickyard
 Moreton Pinkney



5 The Old Rickyard, Moreton Pinkney, Northamptonshire, NN11 3TL

Approximate distances

Banbury 10 miles

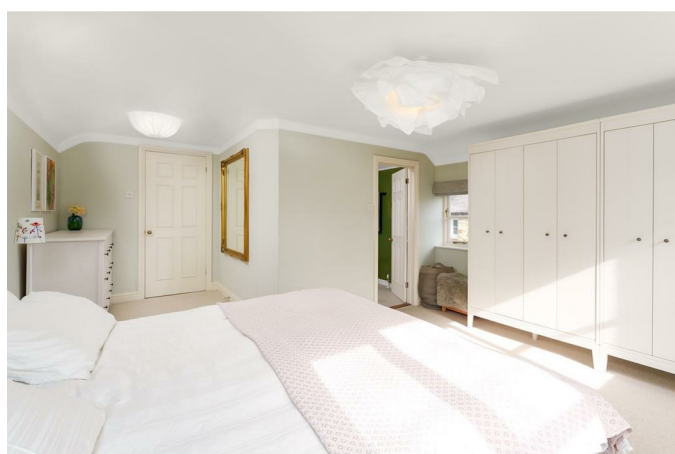
Daventry 10 miles

Junction 11 (M40 motorway) 8 miles

A BEAUTIFUL DOUBLE FRONTED STONE AND BRICK DETACHED HOUSE THOUGHTFULLY MODERNISED BY THE CURRENT OWNERS TUCKED AWAY IN A SMALL ENCLAVE OF ONLY FOUR PROPERTIES IN A LOVELY VILLAGE IN THE SOUTH NORTHAMPTONSHIRE/NORTH OXFORDSHIRE BORDERS

Entrance porch, spacious dining room, cloakroom, sitting room, updated kitchen/breakfast room, master bedroom with en-suite shower room, three further bedrooms, family bathroom, updated oil ch via rads, garage with mezzanine office/studio over, off road parking, walled rear garden. Energy rating D.

£615,000 FREEHOLD



Directions

From Banbury proceed in a north easterly direction toward Brackley (A422). At the top of Blacklocks Hill turn left where signposted to Northampton (B4525). After approximately three miles turn left towards Thorpe Mandeville and Sulgrave. Follow this road until reaching Moreton Pinkney. Continue into the village and on entering the village having passed the pub on the left follow the road as it bends around to the left and The Old Rickyard will be found on the right and can be recognised by our "For Sale" board. The property will be found as the first on the right.

Situation

MORETON PINKNEY is a rural village comprising mainly of ironstone houses and cottages, set in south Northamptonshire countryside, with direct access to several picturesque footpath walks. The village has a parish church and village hall with playing fields. Nearby Sulgrave has a village shop and Culworth, Weston and Eydon have good public houses. Schools within the area include primary at Culworth and secondary at Middleton Cheney. Further amenities can be found at the market towns of Banbury, Towcester and Brackley. The town of Northampton also has extensive facilities. Well situated for access to both the M40 motorway (Jct 11 Banbury) and M1 (Jct 16 Northampton) and Oxford. Train services from Banbury (London/Marylebone), Milton Keynes (Euston) and Birmingham Airport is within easy reach via the M40.

The Property

5 THE OLD RICKYARD is a modernised four bedroom stone and brick detached home maintaining character features located in the rural village of Moreton Pinkney. The current owners have thoughtfully updated the property over the last couple of years making it ideal for modern living. Offering a spacious dining room, open plan kitchen/diner flooded with natural light and a cosy lounge with open fire. Upstairs are four bedrooms (one of which has an updated ensuite) and the family bathroom. Outside there is parking for two vehicles, access to the garage and a pleasant walled and relatively private rear garden.

A floorplan has been prepared to show the dimensions and layout of the property as detailed below. Some of the main features are as follows:

* Occupying a pleasant position in a tucked away enclave of only four similar properties.

* Updated oil tank and boiler.

* Porch opening to large dual aspect dining room boasting exposed wood beam, ample space for table and chairs and access to useful understairs storage.

* Beautifully updated Wren open plan kitchen/diner featuring grey wall and base units complemented by a central island with quartz worktop over, integrated appliances include an oven and hob, dishwasher, fridge and freezer, double sink, stylish stone flooring, patio doors opening out to the rear garden.

* Cosy sitting room with triple aspect and large open grate fireplace.

* Downstairs WC with wash hand basin, tiled floor and window.

* First floor landing with access to airing cupboard.

* Large double aspect main bedroom with two windows to the rear overlooking the garden and further window to side.

* Door to updated ensuite with shower cubicle, wash hand basin, WC, radiator, window and tiled floor.

* Three further spacious bedrooms.

* Family bathroom with a white suite comprising panelled bath with shower unit over and fully tiled surround, wash hand basin, WC, radiator, window and ceramic tiled floor.

* Off road parking for at least two vehicles on the driveway at the front beyond which double doors open to the single garage which has a window, power and light connected. Personal door to the kitchen and door to rear garden. Updated wall mounted oil fired boiler. Stairs rise to a mezzanine level providing ideal space as office or utility with velux windows, radiator and undereaves storage.

* To the rear there is a relatively private mainly lawned garden with patio, borders and oil tank.

Services

All mains services are connected with the exception of gas.

Local Authority

South Northants District Council. Council tax band E.

Viewing

Strictly by prior arrangement with the Sole Agents Anker & Partners.

Energy rating: D

A copy of the full Energy Performance Certificate is available on request.