



UPPER GREEN MORETON PINKNEY NN11
£2,000 PER MONTH AVAILABLE 05/08/2024




Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Upper Green Moreton Pinkney
NN11

£2,000 Per Month
Unfurnished

 **4 Bedrooms**
 **2 Bathrooms**
 **3 Receptions**

Features

- Four Double Bedrooms, - Sitting Room With Fireplace, - Dining Room, - Garden Room, - Kitchen & Breakfast Room, - Utility Room, - Cloakroom, - En-Suite Bathroom, - Family Bathroom, - Private Established Garden, - Driveway & Garage

Council Tax

Council Tax Band D

Hamptons

44 Market Place
Banbury, OX16 5NW
01295 277882
banburylettings@hamptons.co.uk
www.hamptons.co.uk

{ A FOUR BEDROOM PERIOD FAMILY HOME IN MORETON PINKNEY

The Property

Situated within the heart of this well considered Northamptonshire village Eydon View is a charming character cottage steeped in history. The property is reported to date back to the 1860's and was used as a sewing room for the Canons Ashby Estate, also in later years an infant school. The property has been added to in recent years by the current owners and now offers over 1800 sq of internal accommodation without losing any of its character rustic charm. The sitting room is generous in size with an open fireplace and exposed ceiling beams. The kitchen and breakfast room offers a good level of eye and base level units with cooker, hob and extractor above with a separate utility and a pantry. From the kitchen the dining room offers a lovely social space for family gatherings and in addition there is a garden room to relax throughout the day. To the first floor the four double bedrooms are well proportioned, the principal bedroom offering quality fitted wardrobes and an ensuite bathroom; there is a further family bathroom.

Outside

To the front of the property there is driveway parking and access to the garage, an established hedge offers seclusion from the roadside. The secluded rear garden offers an array of established perennial flower and shrub planting with carefully positioned seating areas to catch the sunlight throughout the day. A particular feature is a raised decking area to the rear of the garden, it offers a lovely peaceful space to relax. The garden is predominantly lawn, in addition there is a garden store and workshop which benefits from light

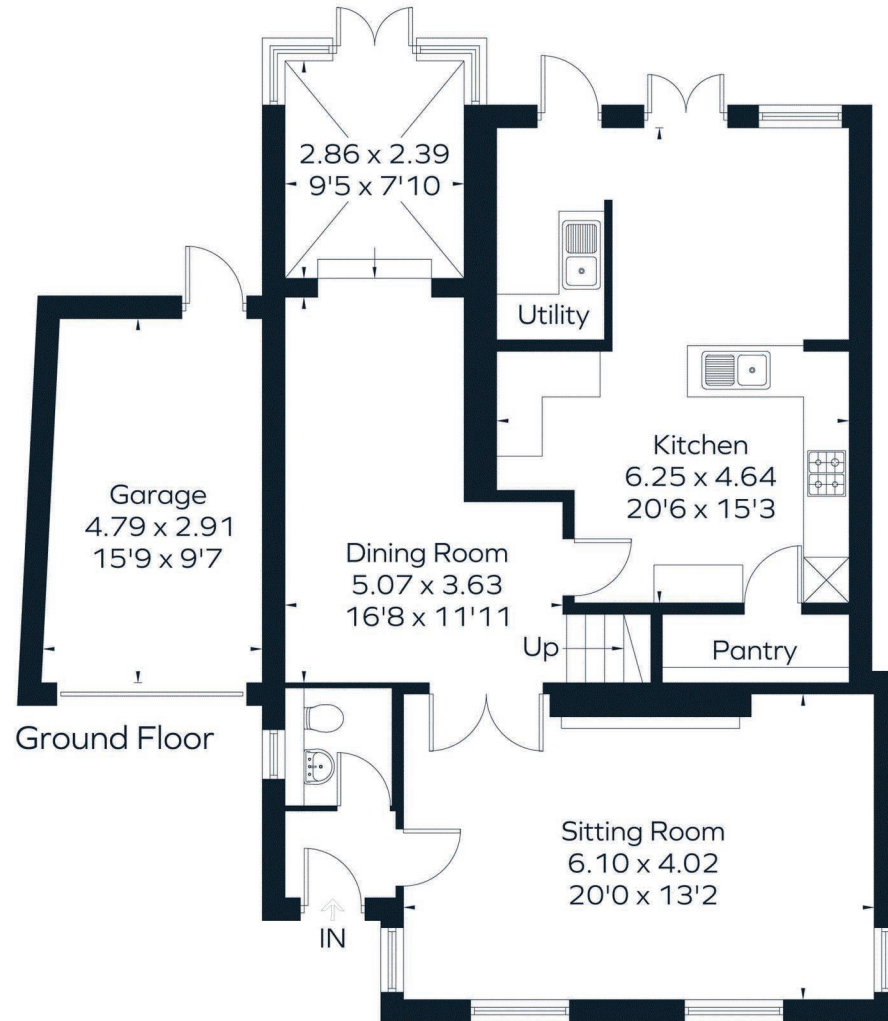
and power.

Location

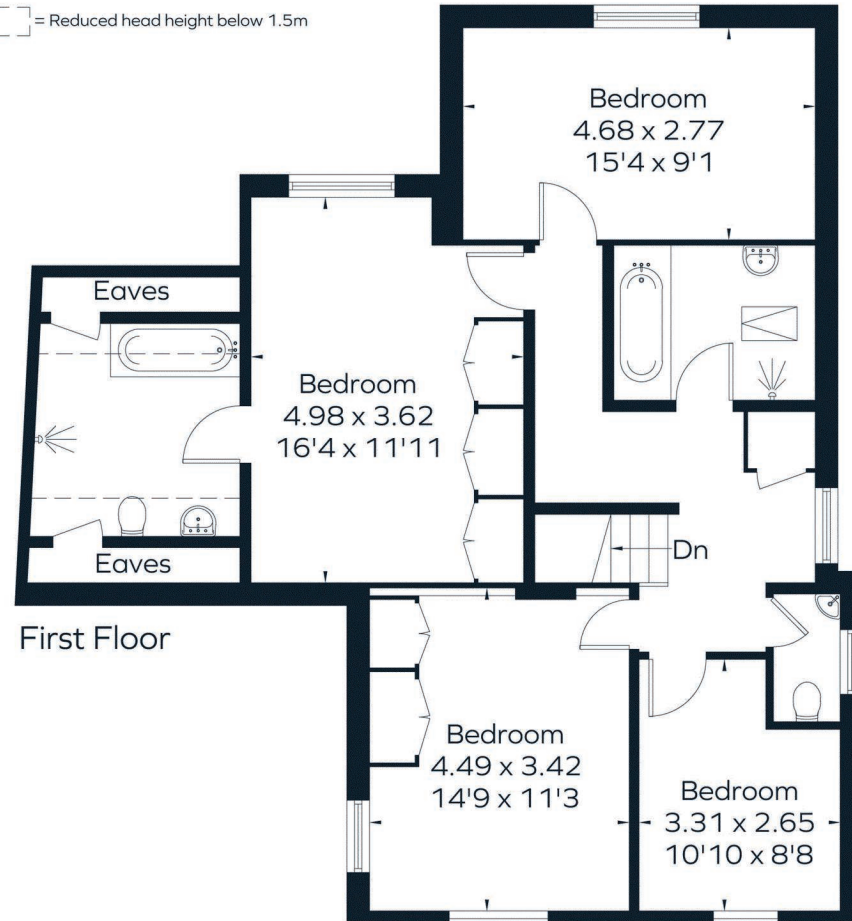
Moreton Pinkney is a rural village comprising mainly of ironstone houses and cottages, set in south Northamptonshire countryside, with direct access to several picturesque footpath walks. The village has a parish church and village hall with playing fields. Nearby Sulgrave has a village shop and Culworth, 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.



Approximate Area = 169.6 sq m / 1825 sq ft
 Garage = 13.4 sq m / 144 sq ft
 Total = 183 sq m / 1969 sq ft (Excluding Eaves)
 Including Limited Use Area (2.4 sq m / 26 sq ft)



[Dashed box] = Reduced head height below 1.5m



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 307366

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		
Current	Potential	
47	73	
<small>EU Directive 2002/91/EC</small>		
<small>England & Wales</small>		

