

GUIDE PRICE: £755,000

Orchard House, Croughton

Detached village home in a great location.

CROUGHTON

M40 Junc 10. c.3.5 miles Bicester North Station c. 7 miles

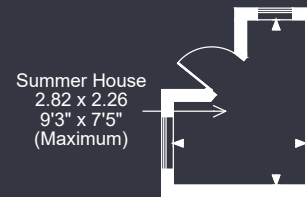
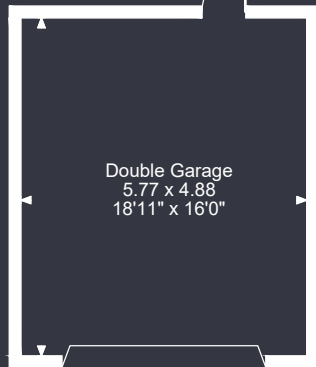
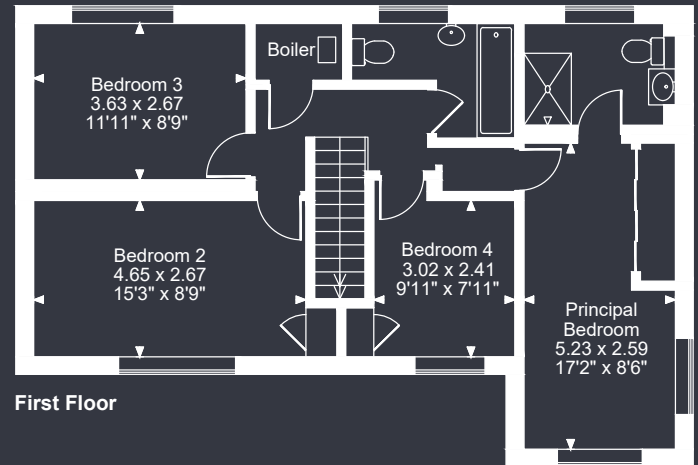
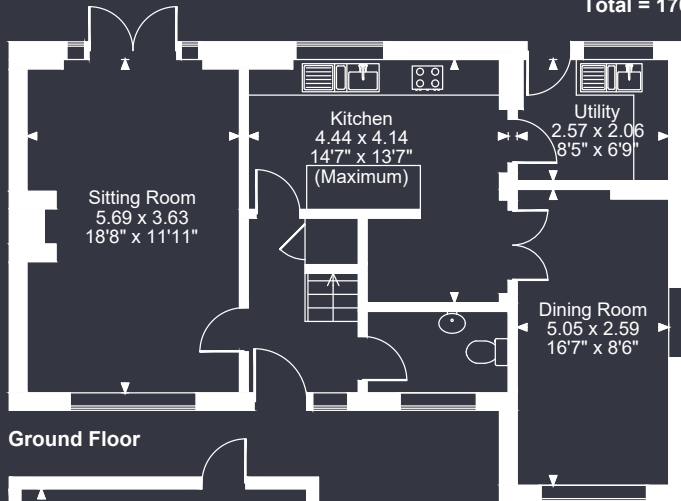
An attractive detached house in a desirable edge of village location. The property is situated in peaceful setting yet well connected to the M40 & A43. Village amenities include a pub, shop, village hall, nursery, and primary school. Recently renovated to include a new boiler; redecoration, new carpets, new en suite bathroom. The property offers 2 reception rooms, 4 bedrooms, 2 bathrooms, private landscaped gardens with a bespoke home office. Gated driveway parking with double garage block.

(TOTAL FLOOR AREA: c.1736 sq ft)

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Orchard House, Portway, Croughton, Northamptonshire, NN13 5LY
Approximate Gross Internal Area
Main House = 1414 Sq Ft/131 Sq M
Garage = 303 Sq Ft/28 Sq M
Summer House = 52 Sq Ft/5 Sq M
Total = 1769 Sq Ft/164 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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Directions:

From Oxford proceed North on the A34 and take the exit signposted Weston On The Green / Middleton Stony. Proceed along this road to Ardley in Fewcott and onto the M40 Junction. Pass over the two roundabouts and continue straight on on the A43 signposted Brackley. Continue over the Aynho roundabout and pass the filling station beyond and continue to the next exit about a mile further, signposted Croughton. Take this exit and proceed to the T junction and turn left and then right at the next T junction along Portway and as you enter the village Orchard House is the second property along on the right hand side.

- Peaceful setting in a desirable village
- Detached four bedroom property with gated front driveway
- Well connected with links to the M40 and A43
- Recently renovated
- Double Garage with electric door and power
- Home office in landscaped rear garden
- Kings Sutton Station c. 5.9 miles
- Utility room
- Village amenities include a pub, shop, village hall, nursery, and primary school
- Brackley 4.9 miles, Aynho 2.3 Miles, Bicester 7.9 Miles, Oxford 19 Miles