



Tugoran,  
Main Street, Mixbury  
Northamptonshire NN13 5RR



**Tugoran  
Main Street  
Mixbury  
Northamptonshire**

- Deceptively Spacious
- Characterful Features
- 3/4 Bedrooms
- Sitting Room
- Family Room
- Snug
- Kitchen
- Gardens
- Garage
- EPC Rating D

**Guide price £465,000  
Freehold**

REDUCED FOR QUICK SALE, this individual 3/4 bedroom detached home combines a chalet style at the front linked to a traditional stone barn conversion and combines modern living with character features. Located in the village of Mixbury the property includes driveway parking, a detached garage and a large rear garden backing onto farmland. NO ONWARD CHAIN.

Brackley Town Centre - 4.5 miles  
Buckingham - 6.5 miles  
Bicester North Station - 9.3 miles  
Oxford City Centre - 23.6 miles  
M40 Jun 10 (Ardley) - 6.5 miles

**Viewings by prior appointment through  
Macintyers 01280 701001**



**MIXBURY**  
Surrounded by open countryside, this Oxfordshire village is located between Brackley and Buckingham. Many of the cottages along the main street were built in Victorian times as Estate Workers Cottages and there are earthworks remaining from a 12th Century Castle.  
<http://www.oxfordshirevillages.co.uk/cherwellvillages/mixbury.html>



## GROUND FLOOR

From the entrance hall stairs rise to the first floor with doors opening to the sitting room, bedroom 1 and dining room with stairs rising to the first floor. The sitting room has a dual aspect to the front and side with a woodburning fire. Bedroom 1 is also to the front with built in wardrobes and an en-suite shower room fitted with a white 3 piece suite. The dining room is open to the kitchen and family room. The kitchen has a range of eye and base level units with a fitted breakfast bar, store/airing cupboard and a door to the rear garden. There are spaces for a washing machine, fridge/freezer, dishwasher and electric oven with fitted hood above. The family room has many character features including exposed stone and beams. There are French doors opening to the rear garden and an open doorway to the snug. The snug has a stone built wood burning stove, French doors to the rear garden and a spiral staircase leading to bedroom 4/office. The bedroom 4/office is a good size with a window to the rear.

## FIRST FLOOR

From the landing doors open to bedrooms 2, 3 and the bathroom. Bedroom 2 is of a double size with large eaves storage access. Bedroom 3 is to the rear with further eaves storage. The family bathroom has a 3 piece white suite which includes a WC, wash basin and bath with shower over.

## GARDENS

The rear garden is private and well established with trees, shrubs and planted borders. There is a block paved patio area which follows to the side of the property, a large lawn and a raised seating area with fantastic views over the fields beyond.

## GARAGE AND PARKING

A single detached garage is set back to the rear of the property. There is parking to the front and side on a block paved driveway.

## ANTI MONEY LAUNDERING REGULATIONS

At offer agreed stage Macintyrs will need to confirm the buyer's ID and will require full names, dates of birth and address details to complete this process prior to a sales memo being issued.

## HIGH SPEED RAIL 2 (HS2)

For details on the proposed route of HS2 through North Bucks and South Northants please visit: [www.gov.uk/government/publications/hs2-revised-line-of-route-maps](http://www.gov.uk/government/publications/hs2-revised-line-of-route-maps)

### Local Authority:

Cherwell District Council 01295 227000

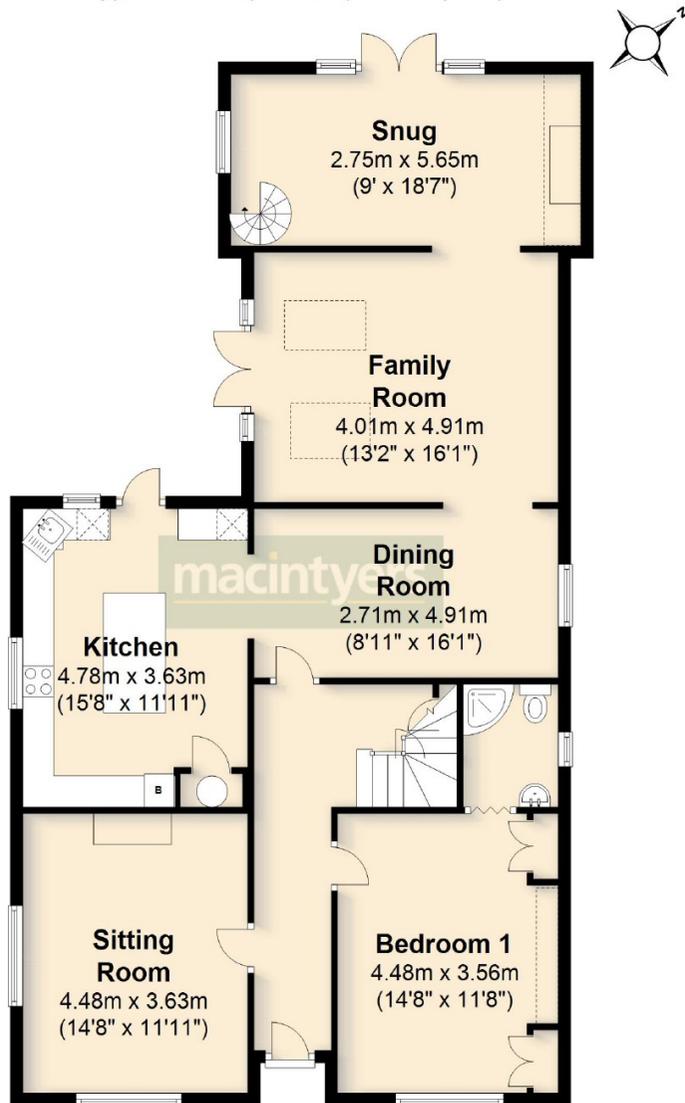
### Council Tax Band:

This property is currently in band F

Services connected: Mains electricity, water and drainage are connected. Heating is oil fired central heating to radiators and the boiler is located in the Kitchen.

## Ground Floor

Approx. 110.0 sq. metres (1184.3 sq. feet)



## First Floor

Approx. 93.4 sq. metres (1005.3 sq. feet)



### IMPORTANT NOTICE:

Macintyers have prepared these particulars in good faith as a general guide and they do not constitute or form any part of an offer or any contract. No person within Macintyers has any authority to make or give representation or warranty on any property. All fixtures and fittings, carpets, curtains/blinds, kitchen equipment and furniture, whether fitted or not, are deemed removable by the seller unless specifically mentioned within these particulars. It must not be inferred that an item shown in a photograph is included in the sale. We have not tested the services, appliances and any fittings and the buyer is advised to undertake their own tests or get verification from their solicitor, prior to committing to the purchase. Sizes, areas, distances and floorplans included in these particulars are not to scale and are meant as a guide only to the general layout. Accordingly they should not be relied on for flooring and furnishings.

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