



- ❖ Substantial Semi-Detached Home
- ❖ Three Bedrooms, En-Suite to Master
- ❖ Family Bathroom with Shower
- ❖ Three Reception Rooms, Boot Room
- ❖ Kitchen/Dining Room with Aga
- ❖ Utility Room and Cloakroom
- ❖ Garage Plus Parking for 4/5 Cars
- ❖ Fabulous Gardens over 180ft
- ❖ EPC Energy Rating: E

1 Barewell Fields, Prestige Row, Moreton Pinkney

£425,000 Freehold



1 Barewell Fields, Prestige Row, Moreton Pinkney, Northamptonshire, NN11 3NJ

A substantial three bedroom semi-detached family home, standing in an enviable position within this sought after village. Measuring over 1400 sq ft, the property has a plot size in the region of 0.2 acres, currently divided into formal gardens, a vegetable garden with greenhouse and an orchard, utility store and chicken run. On the ground floor there are three reception rooms, together with a hallway, kitchen/dining room, a utility room, cloakroom and boot room. On the first floor is a landing, the master bedroom with an en-suite, two further bedrooms and a family bathroom. The property is approached by a shared private driveway leading to the parking and garage.

LOCATION: **LOCATION:** **MORETON PINKNEY** is a rural village which lies eight miles West of Towcester, five and a half miles North of Brackley and some seven miles East of Banbury, providing excellent road links with the M40, M1 and A45. Main line trains run from Banbury to Marylebone and Milton Keynes to Euston. Within the village is St. Mary's Church which is a Grade II listed building of mixed architecture, dating from the late 12th century. The village has an excellent sense of pride, with an active social calendar and various clubs and events each year. The opening of the pub will provide an important focal point, eagerly awaited by the local community. Local primary schooling can be found in the nearby villages of Lois Weedon and Culworth with secondary education at Chenderit School in Middleton Cheney. Private schools include The Cardus at Overthorpe and Winchester House at Brackley. Public schools include Stowe, Bloxham and Tudor Hall. Village website <http://www.moretonpinkney.info>

HALLWAY: Entered through a panelled front door, the hallway has a tiled floor, a



double radiator, stairs to the first floor and a corniced ceiling. Doors lead to all reception rooms.

LIVING ROOM: 18' 3" x 14' 9" (5.56m x 4.5m) Featuring a stone built open fireplace with a hardwood mantle, a York stone hearth and side plinth. There is a range of fitted book shelving, a TV point, a double radiator and corniced ceiling. Double glazed sliding patio doors lead to the rear garden and there is an under stairs cupboard and a door to:





DINING ROOM: 15' 6" x 10' 7" (4.72m x 3.23m) With a square central arch, a UPVC double glazed window to the front elevation, a double radiator, a corniced ceiling and wall light point.

STUDY: 10' 5" x 7' 6" (3.18m x 2.29m) A dual aspect room with UPVC double glazed windows to the front and rear elevations and a double radiator.





KITCHEN/DINING ROOM: 15' 6" x 10' 9" (4.72m x 3.28m) Fitted in a range of light oak base and eye level cabinets incorporating a single drainer stainless steel sink unit with a mixer tap and cupboards below. Adjacent is a two hob double oven oil fired Aga with shelving, a UPVC double glazed window to the front elevation, recessed ceiling lights and a ceramic tiled floor. There is a further UPVC double glazed window to the side elevation, plumbing for a dishwasher, a corniced ceiling and double radiator.

UTILITY ROOM: 8' 11" x 6' 10" (2.72m x 2.08m) Providing a Twyford's enamel sink unit with a mixer tap and cupboards below. There are beech work surfaces with cupboards above and below, a ceramic tiled floor, a UPVC double glazed window to the rear elevation and a floor mounted oil fired boiler serving the hot water and radiator heating. a door leads to:

BOOT ROOM: 6' 4" x 3' 2" (1.93m x 0.97m) With UPVC double glazed windows to the rear and side elevations, a tiled floor, a mat well and doors to the rear garden and:

CLOAKROOM: 6' 5" x 3' 1" (1.96m x 0.94m) Fitted in a white suite of a low level WC and wall mounted wash hand basin. There is an extractor fan, a single radiator, a tiled floor and corniced ceiling.

LANDING: 12' 3" x 6' 1" (3.73m x 1.85m) With an access hatch to the loft via a retractable ladder, the airing cupboard and doors to all bedrooms.





BEDROOM ONE: 21' x 8' 10" (6.4m x 2.69m) (max) With two UPVC double glazed windows to the front elevation, two single radiators and a door to:



EN-SUITE: 5' 11" x 5' 7" (1.8m x 1.7m) Providing a tiled shower cubicle with a height adjustable shower and hinged screen door, a pedestal wash hand basin and low level WC. There is a shaver point and an airing cupboard.



BEDROOM TWO: 11' 9" x 11' 3" (3.58m x 3.43m) Heated by a single radiator this room has a UPVC double glazed window to the rear elevation giving far reaching views.

BEDROOM THREE: 11' 6" x 8' (3.51m x 2.44m) With a range of fitted wardrobes, a single radiator and a UPVC double glazed window to the rear elevation giving far reaching views.



BATH/SHOWER ROOM: 9' 8" x 6' 2" (2.95m x 1.88m) Fitted in a white suite of a panelled bath, a tiled shower cubicle with a height adjustable shower and sliding screen door, a wash hand basin and low level WC. There is a shaver point, a chrome ladder radiator and a UPVC double glazed window to the rear elevation.



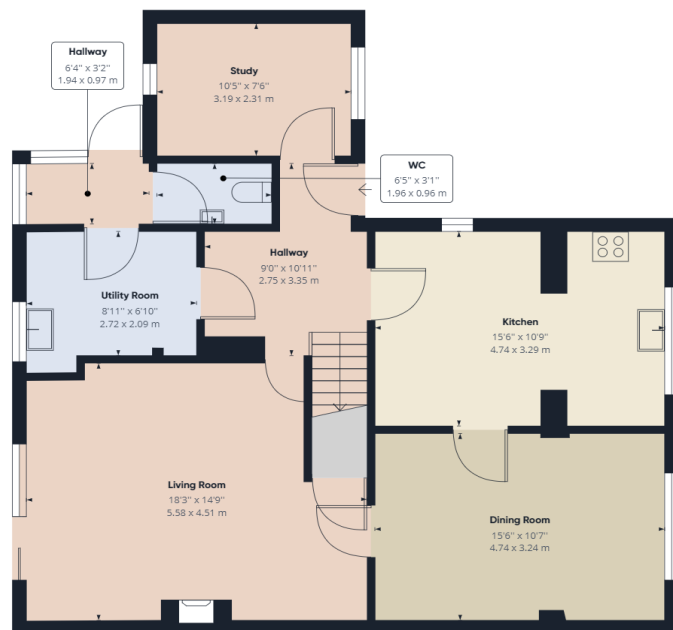
OUTSIDE FRONT: The property is approached at the front by a shared private driveway leading a hard standing area for 4/5 cars and a single garage. Behind the garage is the bunded oil tank and adjacent to the house is a gated side access to the rear garden.

REAR GARDEN: Immediately behind the house is a patio, with steps leading to a lawned area and a separate pathway leading to the rear. The garden is extremely private with mature flower shrub, tree and fenced borders. The pathway continues beneath climbing arches to a second lawned area, at the end of which is a vegetable and wildflower garden with raised beds, a greenhouse and timber garden shed with an evening sun terrace. A gate leads to an orchard with apple and plum trees, mature shrubs and bushes, a utility store and compost bins.

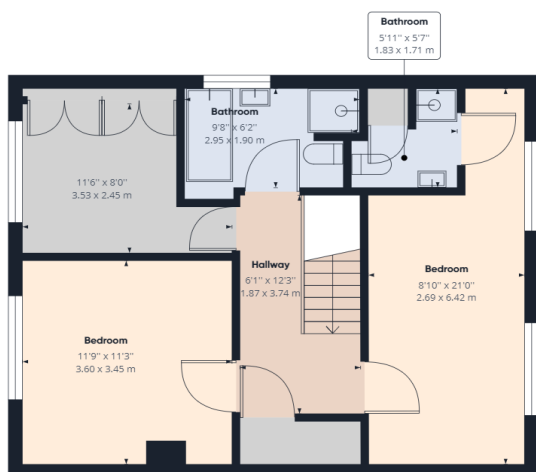




**1 Barewell Fields, Prestige Row
Moreton Pinkney**



Ground Floor Building 1



Approximate total area⁽¹⁾

1407.24 ft²

130.74 m²

NOTES:

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