

Bartram & Co



Canons Ashby Road, Moreton Pinkney, NN11 3SG

Asking Price £329,950 - Freehold



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Council Tax Band: C Service Charge: x Ground Rent: x

Canons Ashby Road, Moreton
Pinkney, NN11 3SG

Built in 2013 to a high specification with energy saving 'Green technology' and constructed of Northamptonshire stone. Gildene Cottage is a End terraced cottage style property accommodating two double bedrooms. Entered via an entrance hallway, on the ground floor is a downstairs WC, a fitted kitchen with some integrated appliances (including an oven with ceramic hob, a fridge/freezer, lounge/dining room with French doors to the rear garden. The first floor comprises of a master bedroom with an En-suite, an additional double bedroom and a bathroom fitted with a White suite. The property benefits from air source heat pump, under floor heating to the ground floor, radiators to the first floor and double glazing throughout. Outside is an enclosed rear garden which is laid to lawn with a patio area, a bin store and gated access to private off road parking for two vehicles.

LOCATION:

Moreton Pinkney is a rural village which has easy access to the M1, M40 and A45. Mainline 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 later 12th Century. The village has an active social calendar with various clubs and events taking place each year. Primary schools can be found in the nearby villages of Lois Weedon and Culworth, with secondary education at Chenderit School in Middleton Cheney.

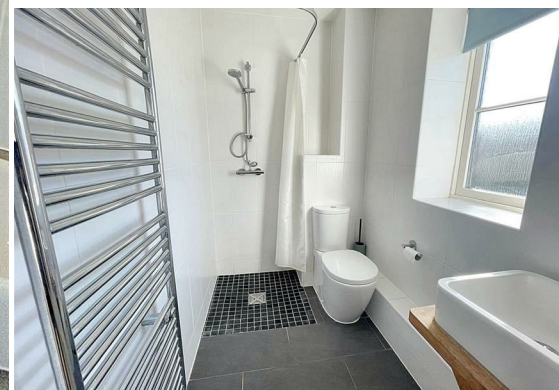
ENTRANCE HALLWAY:

Approached via a panelled double glazed door, there is under floor heating, Oak doors leading to the kitchen, lounge/dining room and WC and stairs to the first floor.

DOWNSTAIRS WC:

A double glazed window to the front and fitted with a White suite comprising of a low level WC and wash hand basin, as well as featuring under floor heating.





FITTED KITCHEN:

A double glazed window to the front and fitted with a range of high quality units incorporating integrated appliances including an electric oven, four place ceramic hob and extractor hood above, fridge/freezer, space for dishwasher and washing machine. Heated by under floor heating.

LOUNGE/DINING ROOM:

14'5" x 14'0" (4.4 x 4.265)
Double glazed French doors to the rear garden with a TV point and under floor heating.

BEDROOM ONE:

10'11" x 10'2" (3.325 x 3.090)
A double glazed window to the rear and a radiator.

EN-SUITE SHOWER ROOM:

Timber sealed unit window to rear. 2pc White suite comprising low level W.C.. Wash hand basin on Oak support. Shower. Stainless steel ladder radiator. Slate effect tiled flooring.

BEDROOM TWO:

10'2" x 9'6" (3.090 x 2.9)
A double glazed window to the front with a radiator.

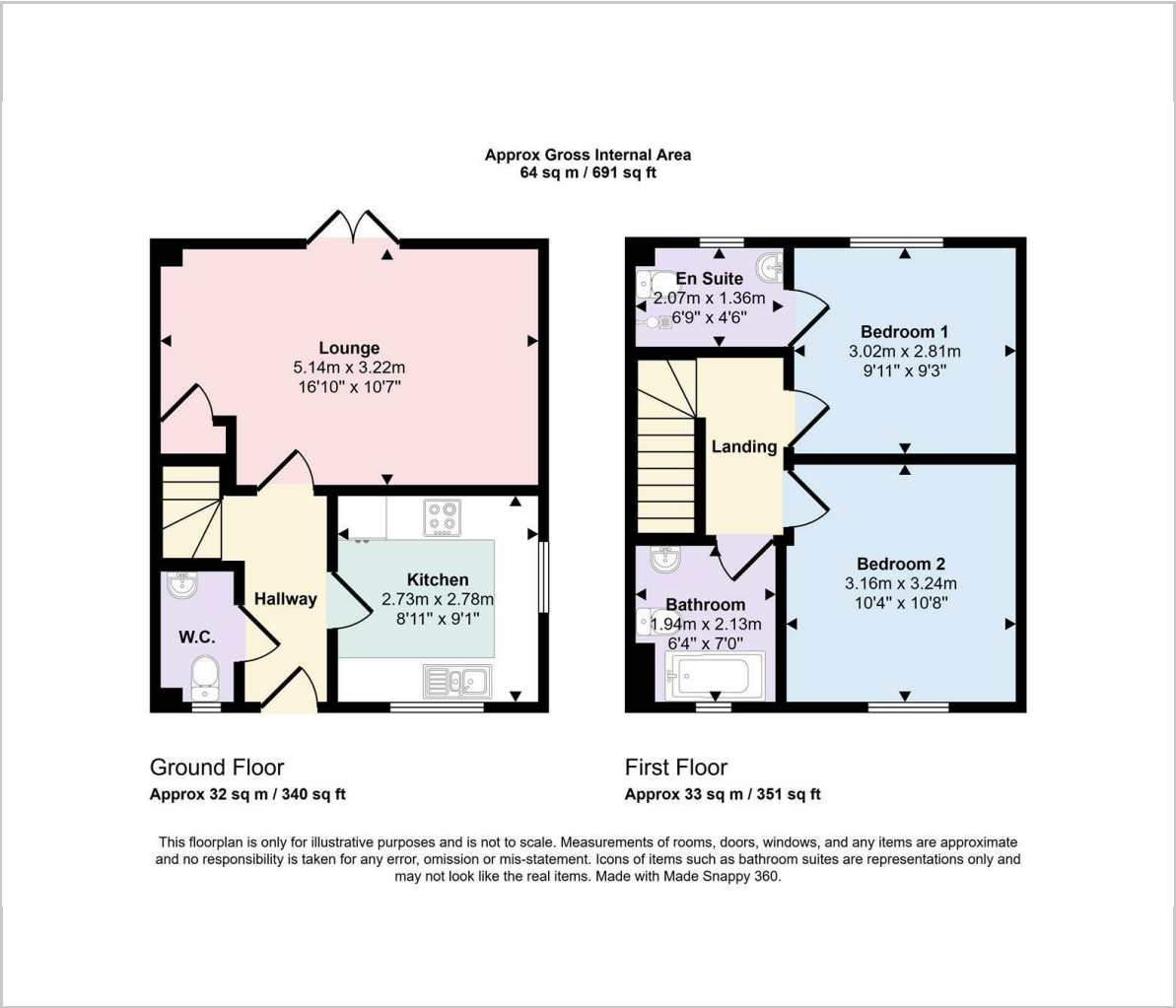
BATHROOM:

A double glazed window to the front and fitted with a White suite comprising of a panelled bath with shower over, low level WC and wash hand basin. A stainless steel ladder radiator and an extractor fan.

OUTSIDE:

Adjacent to the property is a patio area with an open timber store which houses the ground source heat pump and refuse bins. A pathway leads to the off road parking for two vehicles. There is a separate lawn to the side of the property belonging to Gildene Cottage suitable for a greenhouse or garden shed

Floor Plan



Viewing

Please contact our Towcester Lettings Office on 01327359164 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

