



107 High Street
Brackley | Northamptonshire | NN13 7BN

FINE & COUNTRY

107 HIGH STREET

A deceptively spacious Grade II listed town house, conveniently situated for the many local amenities of Brackley and available with NO UPWARD CHAIN.

The property comprises entrance hall, kitchen, dining room, cellar, sitting room, study, three bedrooms, family bathroom and lovely rear garden with sun terrace.



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Accommodation summary

A deceptively spacious Grade II listed town house in a convenient location.

Situated within easy reach of the local shops and amenities offered in Brackley, this home is offered for sale with NO UPWARD CHAIN.

Upon entering, the hall provides access to the cellar and has a door to the rear garden.

The kitchen has a tiled floor, Rangemaster oven, exposed beams, space for appliances, two windows to the side and a door opening out to the garden.

The sitting room has wooden floors, a feature fireplace, useful storage cupboards and a window to the front.

Situated off the kitchen is the dining room which has a window to the side and French doors to the rear opening to the patio.

Completing the ground floor accommodation is the study which is a flexible room and has a feature fireplace, exposed beams and a window to the side.

The home offers great flexibility to the ground floor and whilst the reception room to the front is currently used as a dining room, the space makes a lovely sitting room, with the room to the rear offering the perfect setting for the dining room. This was the original configuration.





Seller Insight

“Situated close to the heart of the historic market town of Brackley is this lovely three-storey stone-built townhouse that dates back to the late 19th century. “We believe the house began life as a small farmhouse, with the kitchen and end reception room being converted barns/outhouses, so it’s a property with lots of character, and that was definitely one of the many things that attracted us to it,” say the owners. “We were also drawn to its potential and the opportunity to transform it into a beautiful family home, which we’ve done, as well as its superb location on such a grand high street in the old part of town.”

“We bought the property back in 2003 and shortly after we moved in we embarked upon an extensive project of renovation. We were very keen to restore original features and maintain the intended aesthetic of the building, and so all of the work was done extremely sympathetically. We sandblasted the beams and stripped all of the wooden doors on the ground floor; we chose Farrow & Ball paints and tiles, and sanitary ware from Fired Earth to give that vintage feel. We also installed a beautiful solid oak kitchen, complete with Belfast sink and Rangemaster, all very much in keeping with the farmhouse look. It’s now a very comfortable and atmospheric home, and one that we’ve enjoyed sharing with family and friends.” “We agree,” say the children. “The house has always had a really cosy feel to it, and it’s always felt very warm and safe.”

“Another lovely feature is the back garden; it’s an utter joy. The patio space, in particular, is just perfect. It’s a bright suntrap where we enjoy morning coffee and lunches, and it’s the perfect spot for alfresco dinners with friends. We’ve also enjoyed glamping in the garden, setting up a bell tent during the summer months. It provided a wonderful outdoor space to relax, play chess or read on large sheepskin rugs. It was idyllic and one of the many wonderful memories we’ll take with us.” “We love the trees in the garden: fig, apple, crab apple and holly,” say the children. “We’ve also enjoyed the fact there are so many different areas to explore, and that there’s room enough for our trampoline, swing set, Wendy house as well as our own outdoor seating area.”

“We love the two rooms on the top floor,” say the children. “We have so many fond memories of playing for hours up there, far away from everyone and everything. We had the best times!” “We love the master bedroom on the first floor,” say the owners. “It’s a lovely light, bright space. However, the kitchen, dining room and end reception room combined are the real hub of our home. So many fond memories of family time, and a fantastic space for entertaining.”

“Brackley feels quite tucked away, but there’s a great selection of shops and amenities, and we enjoy really easy access to road networks so it’s a very convenient spot,” say the owners. “We’ve also loved the rural aspect, in the heart of the countryside with beautiful woods to walk the dog, and just down the road are riding stables where our son had a loan pony for a while and was part of the Pony Club.” “We’ve enjoyed being so close to town,” add the children. “And having multiple parks close by has also been a huge plus.”

“This is a really sociable house and over the years we’ve often had guests to stay,” say the children. “When we were young we would hang out with our friends on the top floor and the adults could be downstairs relaxing and not able to hear us! We also hosted family Christmases, Halloween parties, Birthday parties, and the view from the top window overlooking Brackley on Bonfire Night was truly magical!”

“The charm and uniqueness of the house, the sense of home and the joy that was shared with family and friends are all things that we’ll miss,” say the owners. “This is where we grew up, and each room holds hundreds of really happy memories for us,” say the children. “We hope many more happy memories will be made here.”

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.











To the first floor, the landing has stairs rising to the second floor and a window to the rear.

The feature bedroom has wood flooring and a window to the front.

From the landing, access is also provided to the bathroom which has a window to the rear.

To the second floor, there are two further bedrooms, the guest bedroom which has loft access above and a window to the front, whilst the third bedroom is a good sized single and has a window to the rear.









The property also benefits from a good sized rear garden which is mainly laid to lawn.

There is a large timber shed, mature trees and a sun terrace.

A lovely home full of character which must be viewed.









LOCATION

Brackley is situated South of Banbury, North of Buckingham, and is conveniently located for the M40 which provides easy access to Birmingham, Oxford, Bicester and London, whilst the local train network provides a commute to Marylebone in under an hour.





Services

Gas fired central heating
Mains drainage

Tenure

Freehold

Local Authority

South Northamptonshire

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01295 239666
Website For more information visit www.fineandcountry.com/uk/banbury

Opening Hours:

Monday to Friday	8.00am - 8.00pm
Saturday	.00am - 5pm
Sunday	10am - 4pm

Guide price £375,000





GROSS INTERNAL AREA
 BELOW GROUND: 93 sq. ft, 9 m2, GROUND FLOOR: 765 sq. ft, 71 m2, FIRST FLOOR: 297 sq. ft, 28 m2, SECOND FLOOR: 297 sq. ft, 28 m2
 TOTAL: 1452 sq. ft, 136 m2
 Sizes And Dimensions Are Approximate, Actual May Vary.



EPC EXEMPT





TERRY ROBINSON
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Terry has been in the estate agency industry for 20 years and has a wealth of knowledge in the property sector. Having left the corporate world to set up his own brand, Terry has already built up a great reputation with local buyers and sellers. His aim is to deliver the highest levels of service and to make any client feel valued. Terry has already sold several properties which had been on the market with other estate agents previously and he puts this down to his attention to detail and his hunger for success.

YOU CAN FOLLOW TERRY ON



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“Having just purchased my new home through Fine and Country I cannot recommend them highly enough. Terry went above and beyond in ensuring as smooth a transaction as possible. Never once did I have a problem in contacting him, even on days off he still took my calls showing what a dedicated agent he is. I love my new home too much to ever consider selling it but I know who I would use if I was ever considering moving again!! Thanks to Fine & Country, especially Terry, I am now living in my dream home!”

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FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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