



48 High Street
Croughton | NN13 5LT

FINE & COUNTRY

48 HIGH STREET

A beautifully presented and deceptively spacious cottage in the sought after village of Croughton, comprising Utility/WC, breakfast kitchen, three reception rooms, four bedrooms, one having en-suite, family bathroom and stunning rear garden.



ACCOMMODATION SUMMARY

A beautifully presented and deceptively spacious cottage in sought after village location, ideally situated for local amenities.

Ground Floor -

Upon entering the property, the front door leads into the sitting room which has stairs rising to the first floor, wood flooring, a wood burning stove, and a window to the front with shutters.

The snug has wood flooring, a feature fireplace, and a window to the front with shutters.

Without doubt, one of the main selling features of the home is the outstanding breakfast kitchen which has ample work space, quartz worktops, double Belfast sink, integrated full-length fridge and freezer, wine fridge, a central island, integrated dishwasher, a skylight which provides excellent natural light, and a window to the rear with far-reaching views.

Steps lead to a lobby area with a door to the rear garden and access to the utility room/WC.

Also from the breakfast kitchen, direct access is provided to the dining room with a feature fireplace, and has space for a table to seat eight guests.







GROW UP
SLOWLY

LAKELAND

Handwritten text on a white wicker basket









First Floor -

To the first floor, the feature bedroom has a window to the front with shutters, a feature fireplace, a built in wardrobe cupboard and access to a study which provides useful working space, yet could be converted to either a dressing room or an en-suite.

The guest bedroom has two built in storage cupboards and a window to the front with shutters.











Second Floor –

The second floor landing leads to another double bedroom which has a window to the front, a velux window, and a door leading to an en-suite bathroom. This bedroom provides the access into the fourth bedroom which is a good sized double which has a large window overlooking the rear garden and extensive views.







OUTSIDE

The rear garden is of an excellent size, extending to around 90ft and is mainly laid to lawn with mature trees and a timber shed.

There are lovely views over the playing fields beyond which is just a short walk away.





LOCATION

Croughton is around seven miles from Banbury 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, Utilities & Property Information

Utilities – Mains water and sewerage supply, gas fired central heating, electricity supply

Mobile Phone Coverage -

There is 4G mobile signal in the area but we advise you to check with your provider

Broadband Availability – TBC

Special Note – Information that may or may not need to be established, depending on whether the property is affected or impacted by the issue in question.

Restrictions NA

Rights and easements NA

Planning permission NA

Tenure – Freehold

Local Authority

West Northamptonshire

Council Tax Band:D

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number 07736 937633

Website

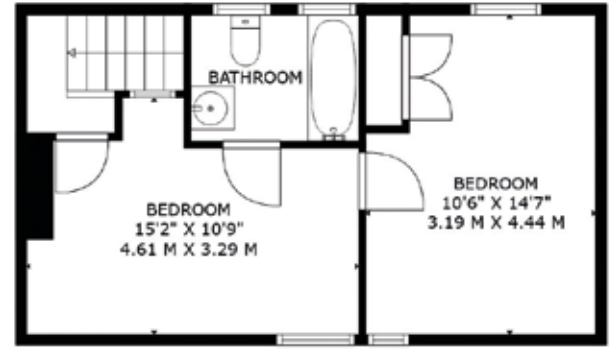
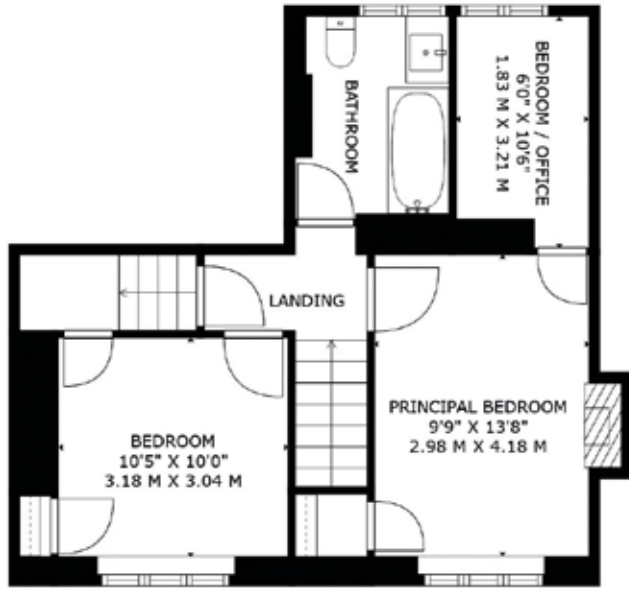
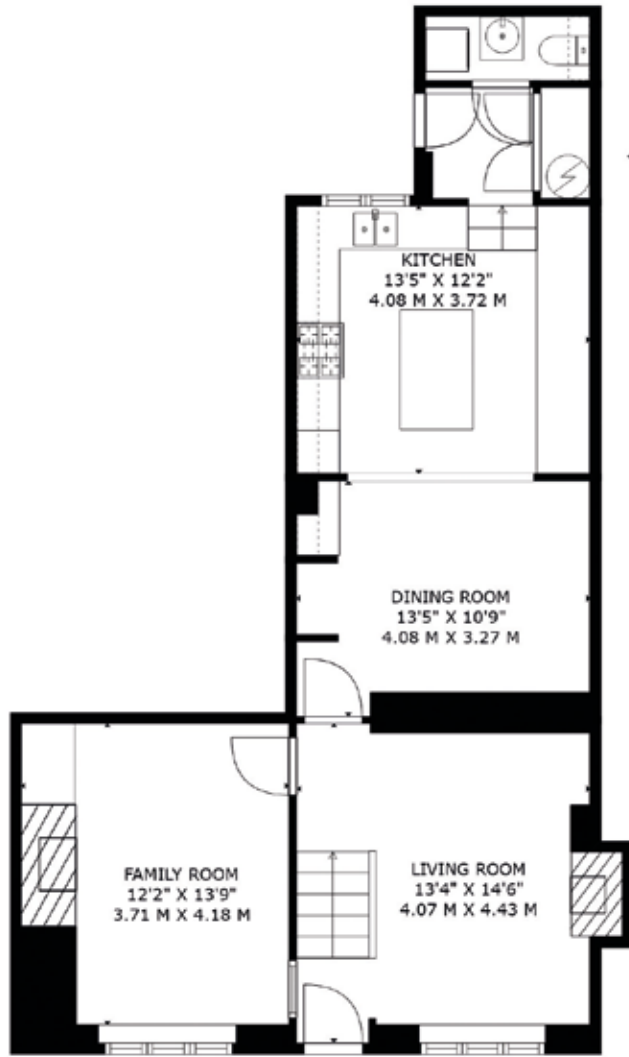
For more information visit F&C Microsite Address - <https://www.fineandcountry.co.uk/banbury-and-buckingham-estate-agents>

Opening Hours

Monday to Friday	9.00 am - 6 pm
Saturday	9.00 am - 5 pm
Sunday	By appointment only

Offers over £600,000





GROSS INTERNAL AREA: 1583 sq ft, 147 m²
LOW CEILINGS: 68 sq ft, 6 m²

OVERALL TOTALS: 1651 sq ft, 153 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 22.03.2024







TERRY ROBINSON
PARTNER AGENT

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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!”



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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