



7 Brackley Lodge Mews
High Street | Brackley | Northamptonshire | NN13 7HP

FINE & COUNTRY

7 BRACKLEY LODGE MEWS

An outstanding ground floor apartment in a gated community with its own entrance and own private large courtyard which has been completely refurbished by the current owner to create a wonderful Mediterranean feel.

Comprising entrance hall, cloakroom/WC, re-fitted kitchen, utility room, stunning sitting room with dining area, three bedrooms, one with en-suite and bathroom, along with the added benefit of two allocated parking spaces, this apartment must be seen to be believed.



Master Lock

7



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Ground Floor

Upon entering the apartment through its own entrance, the hall creates a first impression of the wow factor with feature tiled flooring which continues throughout the whole apartment.

Access is provided to the cloakroom/WC and there is also an open space that could be used as a useful study area.

The re-fitted kitchen has ample work surfaces, a range of integrated appliances to include fridge/freezer, oven and dishwasher with a door leading out to the courtyard whilst access is provide to a good sized utility room which has space for appliances.

Without doubt, one of the main selling features is the stunning open plan sitting room is a light and airy room with a dining area which has space for a table to seat six guests whilst French doors open out to the courtyard.

The rear hall has ample storage space and access to the bedrooms.

The feature bedroom has French doors to the courtyard and access to a superb en-suite shower room.

There are two further double bedrooms which both also have French doors to the courtyard, whilst completing the accommodation is the principal bathroom which has lovely features including a high flush WC





Seller Insight

“ Since 2018, 7 Brackley Lodge Mews has been my cherished home. Nestled within a beautiful Grade II listed house, my apartment is situated in a delightful private mews comprising 14 unique properties, each contributing to a distinctive and special ambiance.”

“Over the past six years, I have meticulously refurbished every room in my apartment, inspired by a Mediterranean style that exudes peace, quiet, and tranquillity, evoking the feeling of being in a holiday villa. Despite being just off the High Street of the charming market town of Brackley, the mews offers a serene retreat.”

“Every patio door in the apartment is adorned with lovely shutters, including those leading from the master bedroom. These patio doors open onto a gorgeous private courtyard, enhancing the continental charm, especially on warmer days.”

“The entire apartment is fitted with beautiful marble-effect floor tiles, a theme that extends into the kitchen, the stunning period master bathroom, and the en-suite. No expense has been spared in maintaining the period charm, with cast iron radiators gracing each room.”

“What initially attracted me to this property and the area was the need for a low-maintenance home close to my businesses, yet offering privacy and a touch of exclusivity and quirkiness. This is precisely what I have created: a peaceful haven just a stone's throw from the town. It is the perfect blend of convenience and seclusion.”

“One of my favourite features is the beautiful courtyard, a rare premium in this mews. Not all properties have their own outdoor space, making it ideal for meeting friends for a glass of wine and al fresco dining—an absolute joy. I love the flow of the interior, with patio doors opening onto the courtyard, and the quietness, despite being in town.”

“Every room in the apartment is my favourite, and I deeply love my home. I am only moving because my personal circumstances have changed; I am now in a lovely relationship that includes three adorable stepchildren. I do however, particularly enjoy the courtyard, savouring a morning coffee at sunrise before work, or a G&T in the evening.”

“The development is private yet fosters a lovely community of residents. One can choose to socialise or enjoy solitude as desired.”

“I will miss so much about my beautiful apartment - the convenience of town living, and the friendships I have made on my doorstep.”*

* 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.





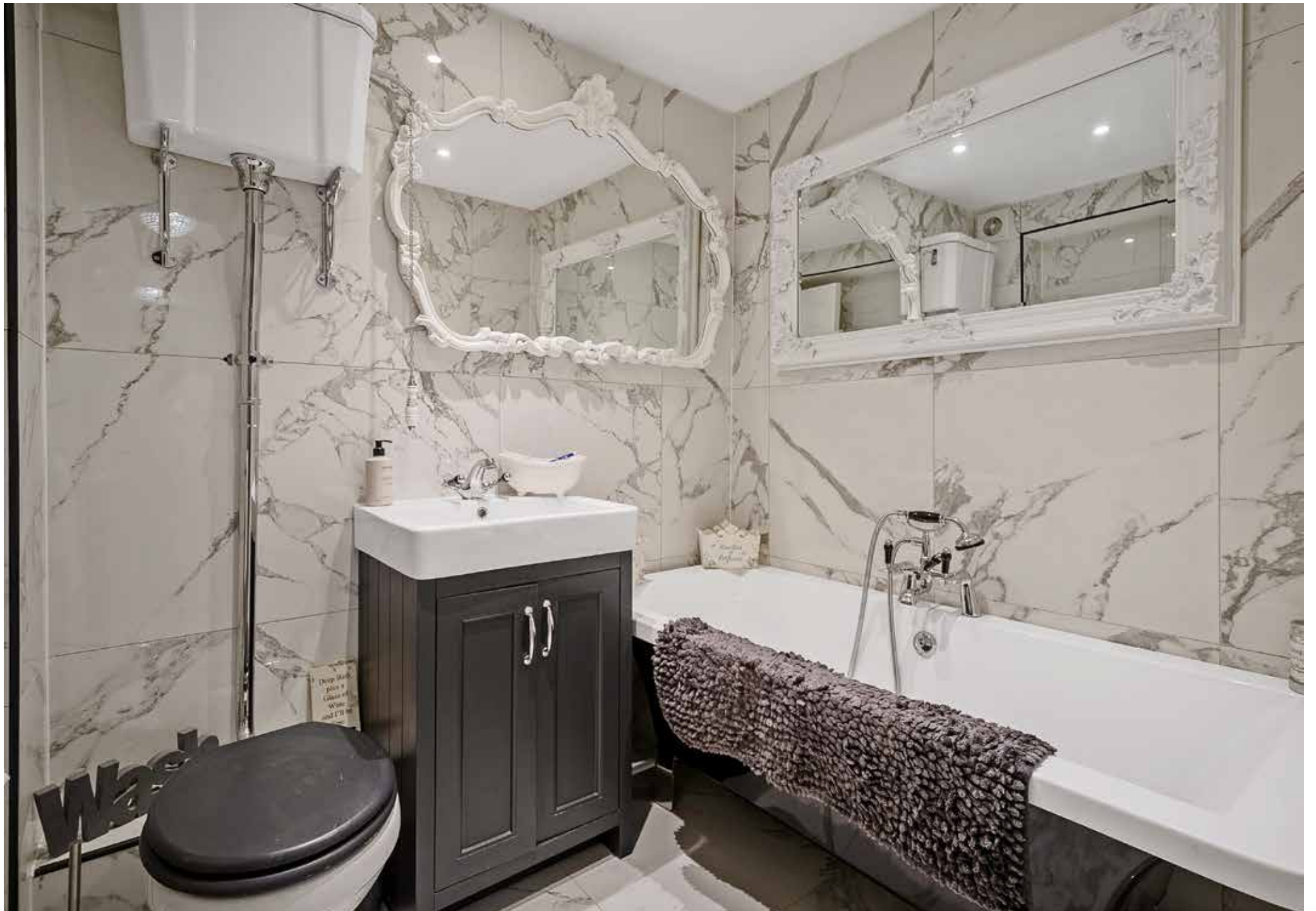




















Outside

The apartment comes with the rare benefit of an exceptionally large private courtyard with its own exclusive access which is the perfect setting to enjoy dinner and drinks with friends.

A spiral staircase leads to the parking area where two allocated spaces can be found.

The apartment is accessed via electric coded gates for extra security and privacy.

An absolutely stunning apartment, presented to the highest of standards which must be viewed to be appreciated.

Location

Brackley is situated equidistant from Banbury and 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.



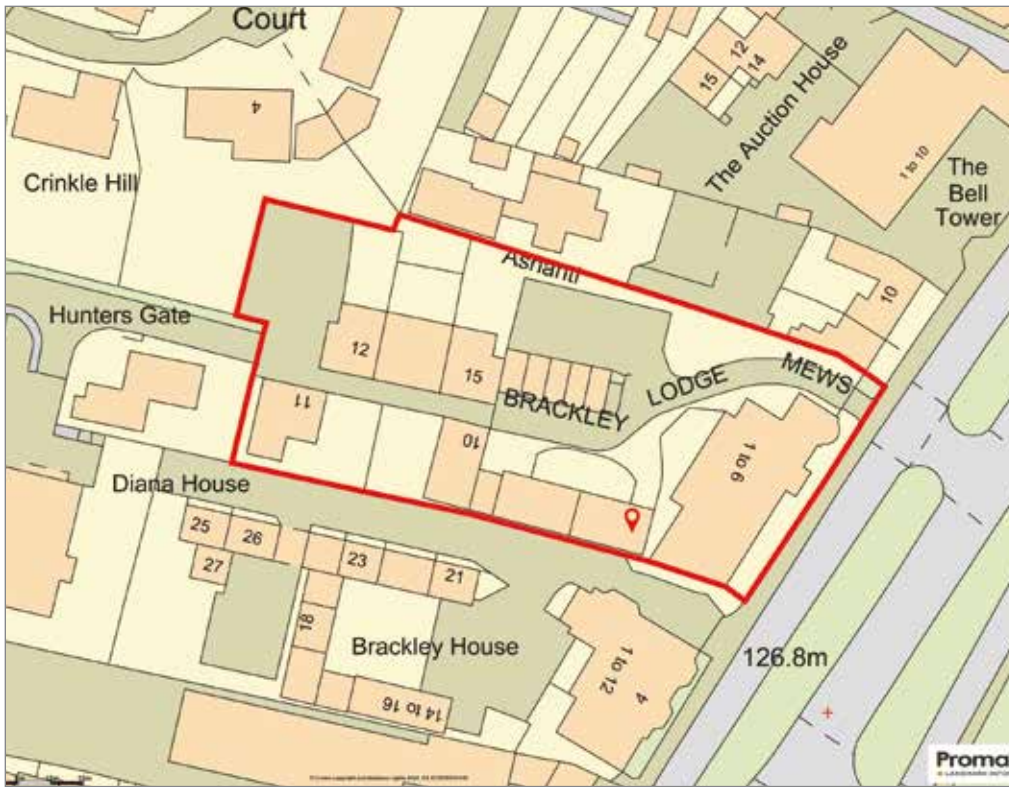


LOCATION

Brackley is situated between Banbury and Buckingham, is around 22 miles from Oxford 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.

Another feature is that being located near the middle of the town, most of the local facilities are within comfortable walking distance, viz primary and secondary schools, the Post Office, shops (e.g. Waitrose), restaurants, coffee bars and the market square.





Services, Utilities & Property Information

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

Mobile Phone Coverage - 5G mobile signal is available in the area but we advise you to check with your provider

Broadband Availability - Superfast Broadband is available with a download speed of 80mbps and an upload speed of 20mbps

Restrictions - There are restrictive covenants in place as to how the land can be used, please speak to the agents for further information.

Tenure - Leasehold with share of freehold.

An annual fee of £1,979 is paid to Brackley Management Mews.
Local Authority: West Northamptonshire
Council Tax Band: E

Viewing Arrangements

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

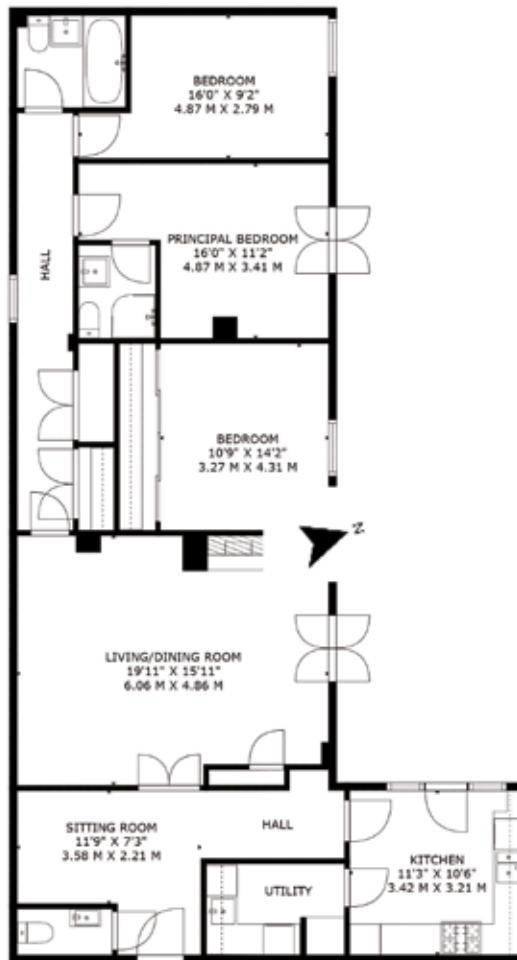
Website

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 £400,000



TOTAL: 1328 sq. ft, 123 m2

Sizes And Dimensions Are Approximate, Actual May Vary.





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 a 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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