



29 High Street  
Croughton | Brackley | Northamptonshire | NN13 5LT

FINE & COUNTRY

# 29 HIGH STREET

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An extensive 17th century family home in sought after location which is priced to reflect the modernisation required throughout.



Comprising three reception rooms, three large bedrooms to the main house, and a two bedroom annexe, in addition to a double garage, parking for six cars and a mature rear garden which has outstanding countryside views.

### Ground Floor

Upon entering, the hall has a tiled floor, a door to the side, and access to a wet room. The kitchen has space for a table, access to the utility room, and a windows overlooking the rear garden.

The sun room offers potential to rebuild (subject to planning permission) and create a large conservatory or orangery.

The dining room has a feature focal point, French doors to the side, and space for a table for more formal dining occasions.

The large sitting room has two fireplaces, two windows to the front, a window to the rear, access to the cellar, and stairs which lead to the first floor.

There is a third reception room which is currently used as a bedroom with a window to the front.

However, this would make for an ideal home office, teenagers lounge, or play room.









# Seller Insight

“ The pretty village of Croughton enjoys a rural setting surrounded by undulating countryside while offering convenient access to several urban locations. Built from local stone, a 17th-century public house was converted into an enchanting domestic property in the 1960s and has been the beloved home of its current owners since 1979. One of the owners ran an antiques business nearby and, upon discovering this property for sale, found its convenient position within the village ideal. The idyllic setting, ample space for relocating the business, and outbuildings offering substantial storage were significant positives, along with the property's suitability for day-to-day family life.

The house has been very well maintained over the years, cleverly reflecting its historic origins. Vaulted ceilings, timbers, and exposed stonework are just some of its delightful features. First and foremost, this has been a cherished family home, with its generous amount of accommodation providing many options for use. The original shop became a well-utilized study area, while the other rooms have their own distinctive uses and personalities. The conservatory, which provides access to the large garden, is a welcoming, sociable space and has been the centre for many gatherings, particularly on days when the weather is challenging.

The garden is a delight, having been carefully tended and developed over the years. Its large space is mainly laid to lawn, bordered with mature plantings of shrubs and herbaceous plants. The garden offers a splendid outlook over the adjacent meadowland and beyond, making it an idyllic space for friends and family to enjoy BBQs and al fresco dining.

The friendly village has a strong sense of community and essential amenities. The village hall is a hub for clubs and societies, and there are many lovely walks around the area. The local pub provides welcome refreshments. The market town of Brackley is very close, as are Banbury and Bicester, which is also home to a renowned shopping outlet. Road links are excellent, and Banbury hosts the mainline station for journeys into the capital.

After living here happily and contentedly for so many years, the owners are moving for logistical family reasons. They are confident that whoever comes to live here will be very happy and content.\*

\* 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.







## FIRST FLOOR

To the first floor, the landing has steps to a large walk in attic space and provides access to three large double bedrooms, a spacious bathroom and separate cloakroom/WC.









### Annexe -

The property also benefits from having a barn which has been converted into a two bedroom annexe which has a kitchen area, sitting area and shower room.

This is ideal for additional income or to provide an elderly relative with their own accommodation whilst having family close.











## OUTSIDE

The gardens are beautifully presented with mature trees and outstanding countryside views, whilst to the front, there is a double garage and parking for around six cars..

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## LOCATION

Croughton is a pretty village situated around three miles South-West of Brackley 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 - Mains water and sewerage, gas fired central heating, electricity supply.  
Mobile Phone Coverage - 4G mobile signal is available in the area but we advise you to check with your provider  
Broadband Availability - Ultrafast broadband is available with upload and download speed of 1000 mbps.

**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  
Rights and easements  
Planning permission

### Tenure

Freehold

### Local Authority

West Northamptonshire

**Council Tax Band:** F

### 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	9am – 6pm
Saturday	9am – 5pm
Sunday	By appointment only

### Directions

From the Banbury Cross, head west-bound out of town on the main B4035, passing through Broughton and after 5 miles you arrive in Lower Tadmarton, then up the hill to Upper Tadmarton. Saddle Cottage is then easy to find on your right hand side, just before The Lampet Arms pub with a Fine & Country board outside.

*Offers over £900,000*

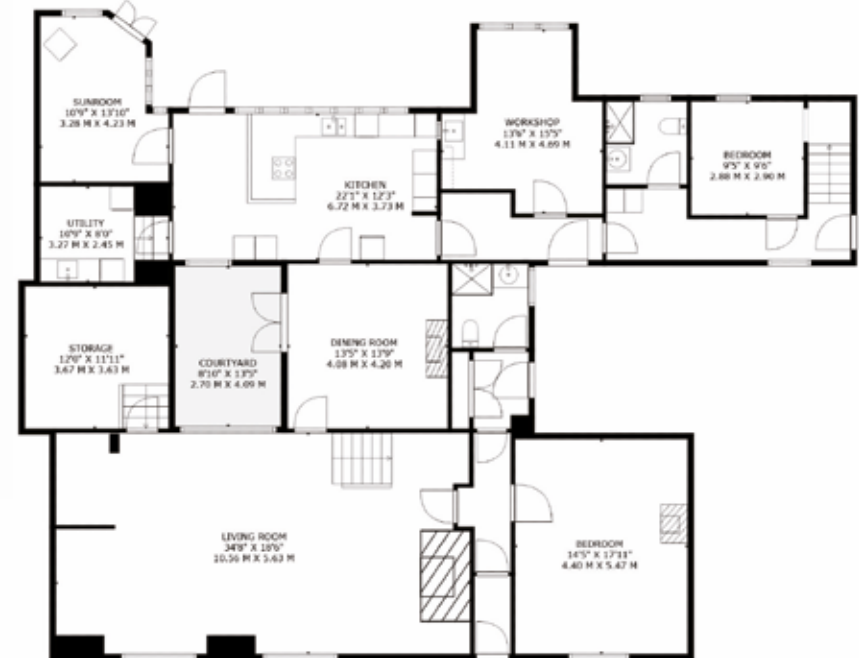




FIRST FLOOR



ATTIC



GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 c
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

GROSS INTERNAL AREA: 3689 sq ft, 343 m2  
 ATTIC: 147 sq ft, 14 m2  
 GARAGE & OUTBUILDINGS: 571 sq ft, 53 m2



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







## TERRY ROBINSON PARTNER AGENT

Fine & Country Banbury  
M: 07736 937 633 | DD: 01295 239663  
email: [terry.robinson@fineandcountry.com](mailto:terry.robinson@fineandcountry.com)

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.

Fine & Country  
Tel: +44 (0)1295 239666  
banbury@fineandcountry.com  
Guardian House 7 North Bar Street, Banbury, OX16 0TB

