



The Cottage
Crowfield | Brackley | Northamptonshire | NN13 5TW

THE COTTAGE

A well-maintained and extended village house tucked on the edge of this very quiet village with panoramic rear views across open countryside.



GROUND FLOOR

There is a tiled storm porch with a Upvc casement door opening to the entrance lobby. Two front windows, laminate flooring that extends through the entire ground floor. Cloakroom with a close-coupled WC, wash-hand basin, ladder radiator, heated towel rail, extractor fan. The main entrance hall has stairs rising to the first floor, under stairs cupboard, thermostat, coved ceiling, front picture window. The study has a telephone point, enclosed RCD consumer unit, coved ceiling, front window. The open plan dining area has ample room for a large table and 6 chairs, coved ceiling, wall light points, side window. There are double doors through to the impressive lounge and sliding glazed doors to the kitchen. The spacious and bright living room has a contemporary log-effect LPG fire, TV and telephone points, coved ceiling, wall light points. There are two rear windows with sliding French doors to the west-facing side terrace.

The smart re-fitted kitchen provides a good range of soft closing grey fronted base cupboards, there are two corner carousels, pan drawers, Bosch integrated dishwasher, a central island with a composite work surface with inset Lamona 5-ring induction hob, base unit, room for 3 barstools. There is a full height integrated Bosch fridge, tall dry food and spice cupboard, two sets of eye-level units with spot lights, ample work surfaces, Lamona stainless steel sink unit, swan mixer tap. Two electric fan-assisted Neff ovens, down lighters, coved ceiling, side window. There is an adjacent snug/TV area keeping everyone connected with TV point, fitted cupboards, track lighting, side and rear windows. The utility room houses the Grant oil-fired boiler, plumbing facilities, tall broom cupboard, Lamona sink unit and integrated freezer, base units, two eye-level cupboards, ladder radiator, side window.





Seller Insight

“Nestled in the serene village of Crowfield, this exceptional home offers the perfect balance of peaceful rural living and easy access to modern amenities, making it an idyllic spot. The owners have cherished this home since 2003, drawn initially by the quiet privacy of the no-through road and the sense of community the village offers. With a family on the horizon, the spaciousness and natural surroundings made it an ideal place to raise children, and it has since evolved into a sanctuary that provides both tranquillity and convenience.

The property enjoys an enviable position with open fields at the rear, offering uninterrupted, natural views. Whether you're gazing out from the master bedroom or sitting in the garden, the ever-changing panorama is a constant source of delight. From deer and red kites to the enchanting sight of wood pigeons and muntjacs, the wildlife is a stunning backdrop to daily life. And with the absence of man-made structures in sight, you truly feel at one with nature. The quiet environment is perfect for evening relaxation, where sounds are softly contained by the L-shaped design of the house, creating an atmosphere that allows for a perfect blend of music and peace

Inside, the home offers generous, well-appointed living spaces, each designed with comfort and functionality in mind. The open-plan kitchen, snug, and dining areas are ideal for both quiet nights and entertaining guests. A true heart of the home, the kitchen's sociable layout encourages connection while preparing meals, with a central island providing the perfect space for family meals. The flexible layout ensures that each member of the family has their own space to retreat to, whether that's the bright, triple-aspect master bedroom with its stunning views or the quiet office space above the garage – a serene escape for focused work or personal reflection.

The house's design is built around natural light, with large windows that allow sunlight to flood the rooms throughout the day. From the front, the house enjoys the early morning light, which gradually moves around the property to the back, where the evening sun bathes the garden in a warm glow, making it the perfect spot for summer relaxation and entertaining. In the warmer months, the extensive outdoor space, complete with thoughtful lighting, creates a magical atmosphere for evening dinners and gatherings.

This property is not only about luxurious living but also about lifestyle. It's a sanctuary that offers peace and quiet, yet is just a short drive from Brackley, Towcester, and Banbury, all of which offer excellent shopping, dining, and recreational options. For those commuting, Milton Keynes, Bicester, and Oxford are all easily accessible, making this location ideal for individuals seeking both a retreat from the hustle and bustle of city life and proximity to major hubs.

The local community is warm and welcoming, with neighbours who are considerate and friendly, while the village itself maintains a peaceful, private atmosphere. With two well-regarded schools nearby and access to green spaces such as Whistley Woods, this home is as ideal for a growing family as it is for those seeking a peaceful lifestyle in a picturesque setting.

The owners will undoubtedly miss the peace, the breathtaking views, and the sense of sanctuary that this home has offered them over the years. Having raised their children here, it's a place filled with cherished memories, and as they prepare to move on, the house will always remain a special part of their family's journey. It is a truly unique property where tranquillity, luxury, and natural beauty converge – a rare find for the discerning buyer.”*

* 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.









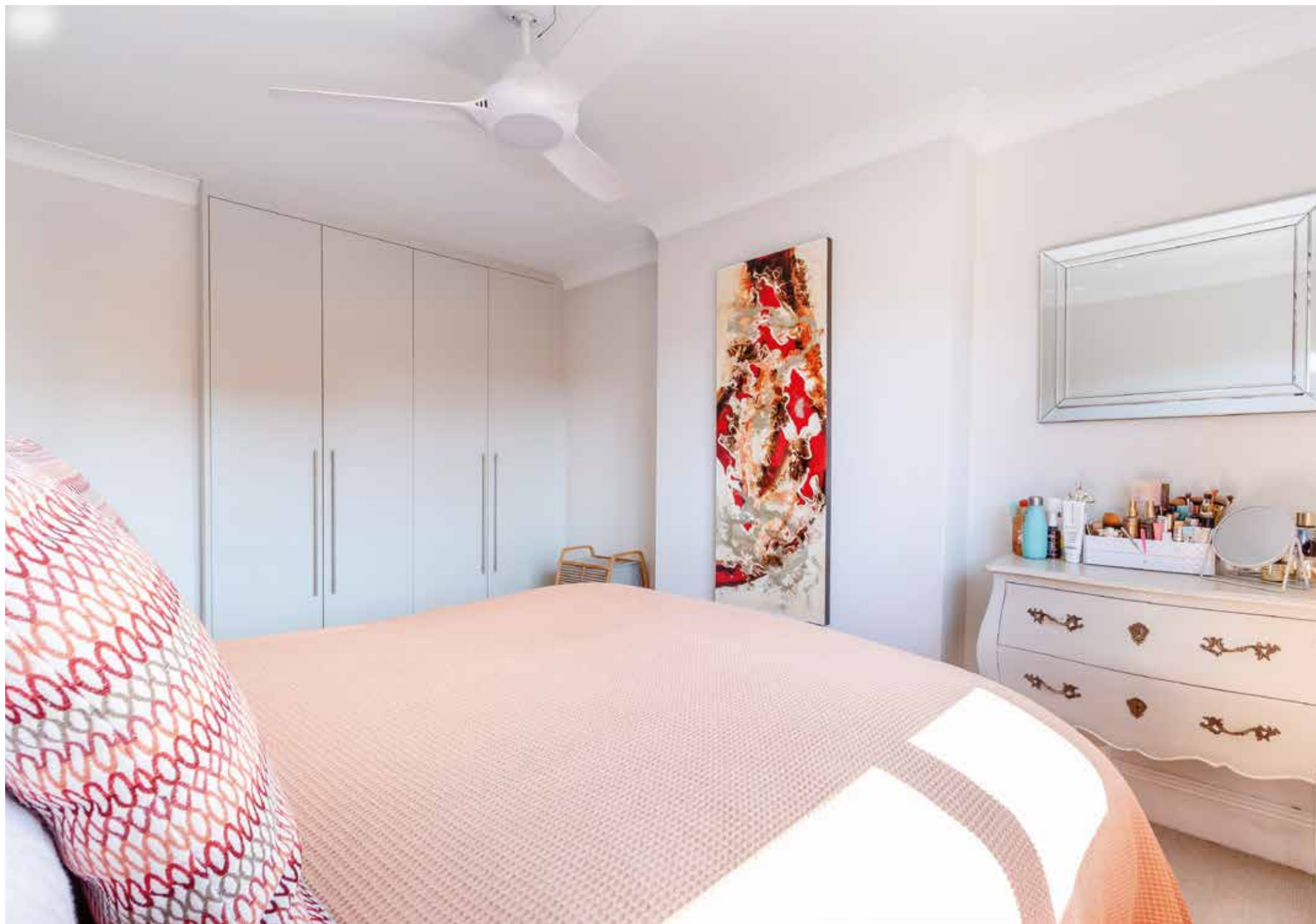
FIRST FLOOR

The first floor landing has an airing cupboard with shelved linen space and the fully lagged hot water cylinder. Coved ceiling, side window, loft hatch and aluminium ladder up to the insulated and boarded loft space with lighting. The main bedroom has a range of Sharps quality grey fronted wardrobes, TV and telephone points, wall light point, coved ceiling, two side windows and a rear window offering fabulous rear views. The fully tiled en-suite shower room has a shower enclosure with an Aqualisa power shower, close coupled WC, fitted cabinets with an inset wash-hand basin, ladder radiator, cabinet/mirror, down lighters, side window.

The second bedroom is a bright and spacious room with a coved ceiling, two pairs of Sharps wardrobes, TV point, front window. Bedroom 3 has triple wardrobes, coved ceiling, front window. The fourth double bedroom also has triple wardrobes, coving, side window. The re-fitted family bathroom has a wide walk in shower enclosure with a power shower, vinyl bathroom panels and a fixed glass screen. A white oval slipper bath with a black column tap. Low-level WC, washstand with inset sink and mixer tap, heated towel rail. Mirror with shaver point, down lighters, quality ceramic wall tiles, extractor fan, side window.









OUTSIDE

Frontage & Parking

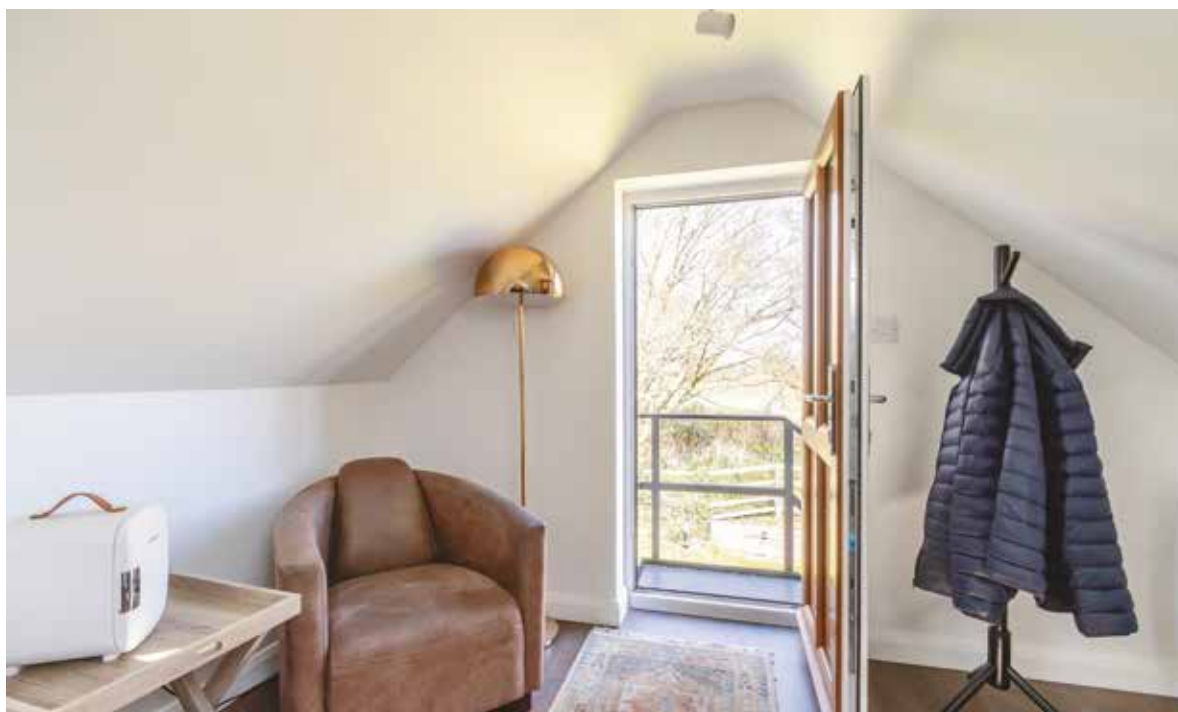
The Cottage fronts on to the quiet village road with a tapered slate border. The extensive paved driveway provides off road parking for 4 standard vehicles, there is an outside power point and lighting

Double Garage & Office

The detached double garage has two automatic roller doors with a side personal door. There are currently stud partitions creating storage areas, leaving room for a large car now but could easily be adapted for two. Strip light, power points, separate RCD consumer unit. An outside metal staircase gives access to the very useful outside office. This independent space has a separate telephone line, electric storage heating, quality fitted cupboards and work tops, light, power and two Velux windows making it an excellent space to hide away or get on with some work!

Side & Rear Garden

Directly behind the house is a large and private terrace with outside lighting, power supply and a cold-water tap. Fabricated panels enclose the two 47kg LPG bottles (serving the lounge fire). To the side of the garage is a stone and pebble border with specimen grasses and ferns, a gravelled curved pathway leads to the stairs and office. This part of the garden measures 53ft by 3ft and does have a small grassed section. There are wooden sleepers just inside the rear boundary with lighting, post and rail wooden fencing above that allows unspoilt views to the north over open countryside. There are wonderful countryside walks all around the village making it ideal for dog owners or keen walkers. The other garden area runs partially behind the garage and is directly west facing, this measures around 56ft by 30ft. There is a large oak tree and the Titan 1,225 litre oil tank is located there on a concrete plinth. This part of the garden is completely laid to lawn with an old garden shed. It adjoins neighbouring paddock-land making it a very pleasant outside space to enjoy throughout the year.







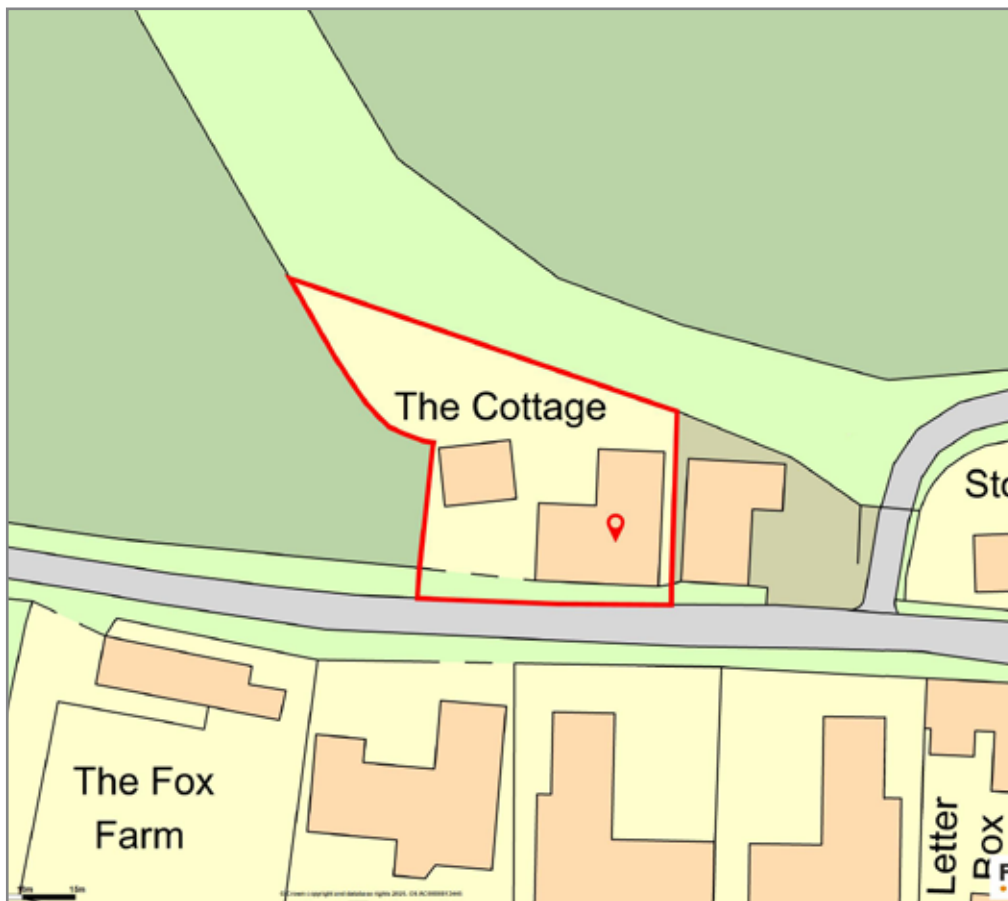




LOCATION

Crowfield is a small village and a real hidden 'gem' with no roads leading through it, so very quiet and unspoilt, yet only a short drive away from Brackley. This popular market town offers a good range of shopping facilities, as do Banbury, Bicester, Buckingham and Oxford. There is good access to the M40 (J11) at Banbury, and the A43 provides easy access to Oxford. There is a wide range of excellent state and independent schooling in Brackley, Middleton Cheney, Helmdon, Syresham, Buckingham and further afield.





Services

Mains electricity, water, drainage, oil-fired radiator central heating, BT.

Broadband Speeds & Mobile Phone Coverage

There is ultrafast Broadband available delivering 1,000Mbps upload and download speeds to the village. There is 5G mobile signal indoors and outside from these suppliers (Three, EE, ID Mobile, Smarty, Lycamobile, O2), do always check with your existing supplier.

Tenure

Freehold

Local Authority

West Northamptonshire Council.

Telephone: (0300) 126 7000.

Council Tax Band: 'F'.

Current Payable: £3,425.32p (1/4/25 to 31/3/26).

Viewing Arrangements

Strictly through the vendors sole agent Fine & Country on either (01295) 239665 or (07761) 439927.

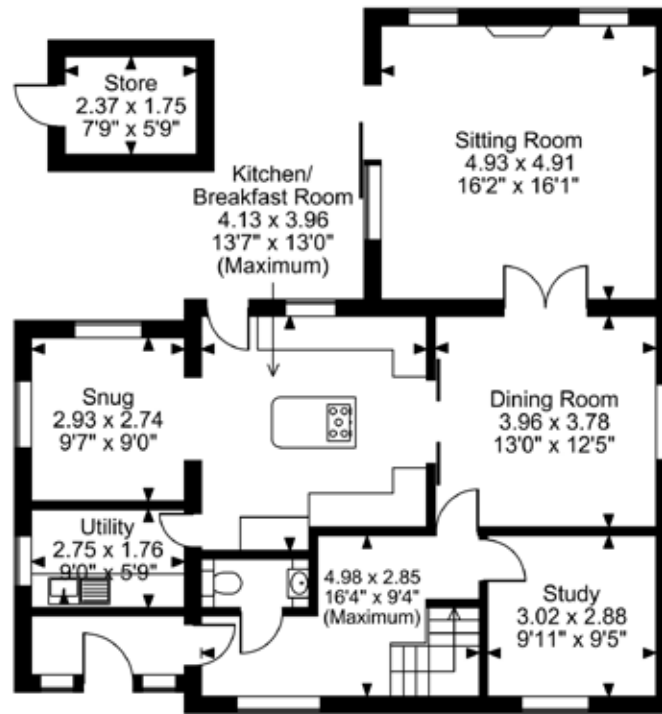
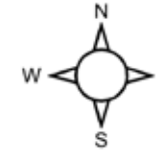
Directions

For Satellite navigation systems, use NN13 5TW. The village is located just off the B4525. You turn off the Banbury Lane, swing right in to the village and just after the paddock-land, the Cottage is easy to recognise, being the first house on your left hand side.

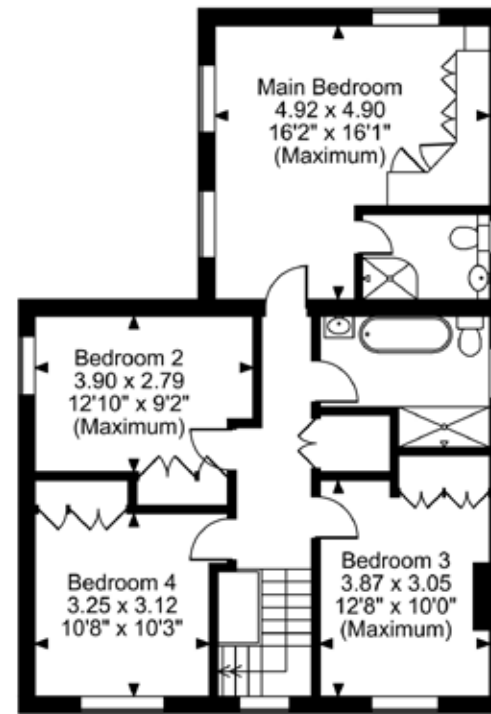
Opening Hours:

Monday to Friday	9.00 am - 8 pm
Saturday	9.00 am - 7 pm
Sunday	By appointment only

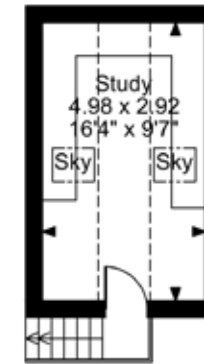
The Cottage, Crowfield, Brackley
Approximate Gross Internal Area
Main House = 1913 Sq Ft/178 Sq M
Garage = 385 Sq Ft/36 Sq M
Store = 45 Sq Ft/4 Sq M
Total = 2343 Sq Ft/218 Sq M



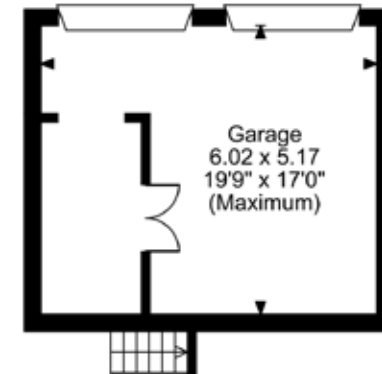
Ground Floor



First Floor



Floor Above Garage



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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FINE & COUNTRY





CHRISTOPHER E MOBBS FNAEA CPEA PARTNER AGENT

Fine & Country Banbury
39 years experience | 07761 439927 | DD: (01295) 239665
email: chris.mobbs@fineandcountry.com

Chris was born and educated in Banbury and has been a senior and key member of Fine & Country since he joined in January 2003. He is a long standing and active fellow of the National Association of Estate Agents and joined the industry in May 1986. Chris is a consummate professional accepting only the highest standards of marketing, integrity and customer care. He also holds the CPEA qualification gained in 1993 after 2 years studying property law, sales & marketing and building construction. Chris has lived in Hanwell for over 35 years with Elizabeth, (his wife of 40 years), so is without doubt a local property expert!

YOU CAN FOLLOW CHRIS ON



”

“Outstanding. Chris could not have made the experience of buying a house any better.

The communication throughout the whole process was incredible. Chris offered advice when ever it was needed, made himself available at all times of the day (often very late at night - sorry Chris!) and followed up on questions with lightening speed. We were nervous buyers due to our circumstances of returning to the UK recently and needing a home quickly. Chris kept us informed and even reached out simply to let us know if there wasn't an update. This made a huge difference and kept us confident and reassured.

Chris' genuine care made us feel part of the local community before we even arrived. And our children look forward to seeing him like a family friend. We sincerely feel very very fortunate that Chris happened to be the agent for our house purchase. Thank you Chris!”

“Chris Mobbs is an exceptional agent we would recommend to anyone. He was so helpful from the very first interaction, listened to us and helped the process go through as smooth as possible. Chris made a normally stressful process fun, due to him working so hard and having the answers before we had to ask. Cant recommend him highly enough.”



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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