



10 Broad Street
Syresham | Brackley | Northamptonshire | NN13 5HS

FINE & COUNTRY

10 BROAD STREET

A stunning and deceptively spacious family home
which comes with the benefit of an outstanding annexe.



The property comprises entrance hall, cloakroom/WC, separate wet room, superb breakfast kitchen, utility room, dining room, excellent sitting room, conservatory, four double bedrooms, two with en-suites, family bathroom and outstanding and very spacious annexe which has a breakfast kitchen, utility room, sitting room, study, bedroom and wet room.

Also benefiting from stunning gardens and parking for around six cars, this property must be viewed to be appreciated.

Ground Floor

Upon entering, the hallway has access to the annexe, stairs rising to the first floor and access to the cloakroom/WC.

The superb breakfast kitchen has ample work surfaces, an induction hob, two ovens, warming drawer, a fridge/freezer, a dishwasher, a breakfast bar, a window to the rear, and direct access to the conservatory, which has space for a table to seat ten guests with French doors opening out to the rear garden.

From the breakfast kitchen, access is provided to the side lobby, which has doors to the front and rear and access to the converted double garage, which is now used as a hobby room and utility.

Access is also provided to a wet room.

The dining room is currently used as a family room and would have space for a table to seat ten guests with a window to the front elevation.

The excellent sitting room is very spacious and has a wood-burning stove, a window to the side and French doors opening out to the rear.





Seller Insight

“Nestled in the serene village of Syresham, Marina and Garry's cherished home stands as a testament to warmth, luxury, and thoughtful design. For over 19 years, they have lovingly cultivated this property into a haven that seamlessly blends comfort with elegance.

Upon discovering this gem in October 2006, Marina and Garry were captivated by its potential to accommodate a substantial annexe for Garry's parents. Situated along a private drive, the home offers seclusion and tranquillity—a rare find in today's bustling world. Its quirky charm, expansive plot, and stunning countryside views immediately drew them in, making it clear that this was the perfect home.

The heart of their home lies in its seamless integration of indoor and outdoor spaces. From the cosy winter ambience that invites you to unwind by the fire to the bright, airy feel of summer days in the conservatory, every corner radiates a sense of peace and comfort. The conservatory, a favourite spot for both Marina and Garry, overlooks the garden—a haven for their dogs and a cherished space for family gatherings.

Beyond its charm, the house boasts a unique layout that unfolds gracefully, revealing its true size and potential. The spacious annexe, meticulously designed and equipped, stands as a testament to their commitment to creating a welcoming space for family and guests alike.

Reflecting on their time here, Marina and Garry will miss the daily rituals that have defined their lives. From breakfasts bathed in morning sunlight to evenings spent watching the sunset from their garden's fire pit, each moment has been enriched by the home's natural beauty and thoughtful design. Their fondest memories include hosting milestone celebrations and creating lasting bonds with neighbours who have become like family.

Syresham itself adds another layer of charm to their story. With its vibrant community spirit and array of local amenities, including shops, schools, and easy access to major roads and airports, Marina and Garry have found themselves at the heart of a truly special village.

As they prepare to part with their beloved home, Marina and Garry offer valuable advice to its future owners: embrace the community and all it has to offer. Dive into village life, where warm welcomes and meaningful connections await.

In essence, this home is more than just a property; it's a sanctuary where memories are made and cherished. Marina and Garry's legacy will live on in the walls that have seen so much love and laughter, making this property not just a house, but a home for generations to come.*

* 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 landing has loft access above and access to the adjacent bedrooms.

The feature bedroom is of an excellent size and has a window which provides outstanding countryside views with shutters and a window seat, whilst a door leads to the en-suite shower room.

The guest bedroom is also of a good size and has a window to the front and a door to the en-suite shower room.

Another large double bedroom is currently used as a dressing room with a window overlooking the garden.

The fourth double bedroom has a window to the front.

Completing the first floor accommodation is the stunning family bathroom with a freestanding bath, a separate walk-in shower, his and hers sinks and underfloor heating.









Annexe

This home benefits from the most wonderful annexe, which is almost a house in itself.

Ideal for an au-pair or an elderly relative who wants to live with family but have their own independence, the annexe has its own entrance, shower room, underfloor heating, dining kitchen, utility room, sitting room, study, wet room with walk-in spa bath and bedroom.

There is potential to knock the annexe back into the main property to create more ground-floor accommodation.





Outside

The grounds are simply stunning, with fabulous gardens that wrap around the house.

There are beautifully kept lawns, mature trees, lovely areas to sit and enjoy alfresco dining with friends and family, and beautiful views beyond.

To the front, there is parking for around six cars, and the double garage could easily be reinstated if required.

A superb and very spacious family home with so much flexibility, which must be viewed to be appreciated.







LOCATION

Syresham is situated around seven miles 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, Utilities & Property Information

Tenure Freehold

Council Tax band G

Local Authority: West Northamptonshire

EPC: House D | Annexe D

Electricity supply Mains

Water supply Mains

Drainage & Sewerage Mains

Heating Oil fired central heating

Broadband FTTH/FTTP Broadband connection available - we advise you to check with your provider.

Mobile signal/coverage 5G mobile signal is available in the area - we advise you to check with your provider.)

Parking Off road parking available for 6 cars

Rights & Informal Arrangements

The owners currently contribute towards maintenance of the shared driveway. Please speak to the agent for further details.

Viewing Arrangements

Strictly via the vendor's sole agents, Fine & Country on 07736 937633

Website

For more information visit www.fineandcountry.co.uk/banbury-and-buckingham-estate-agents

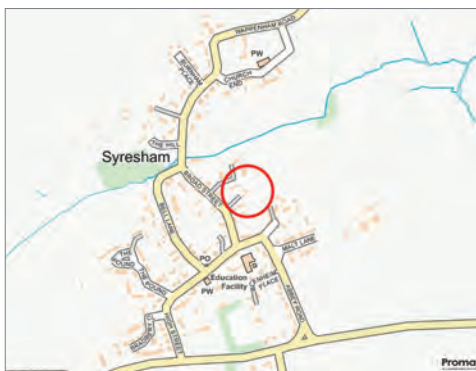
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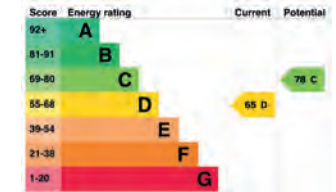
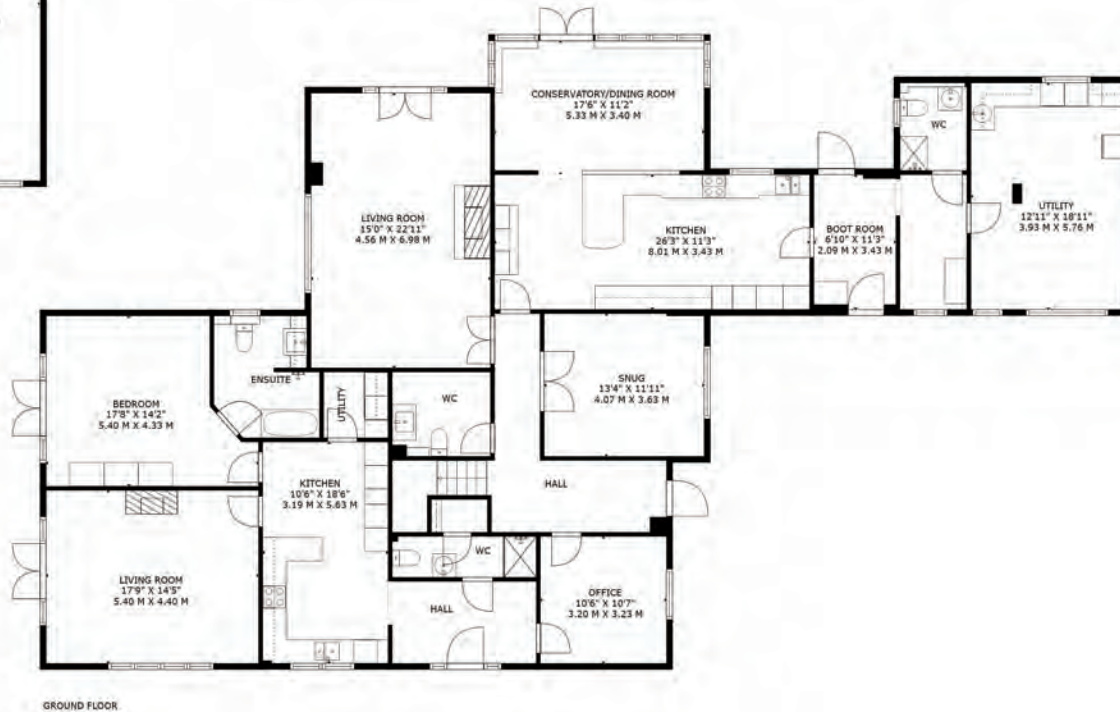
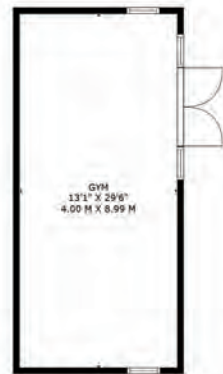
Monday to Friday - 9.00 am - 6 pm

Saturday - 9.00 am - 5 pm

Sunday - By appointment only

Offers Over £950,000





TOTAL: 4133 sq. ft, 384 m2

BELOW GROUND: 3147 sq. ft, 292 m2, FIRST FLOOR: 986 sq. ft, 92 m2
EXCLUDED AREAS: LOW CEILING: 26 sq. ft, 2 m2

Sizes And Dimensions Are Approximate, Actual May Vary.

**Property
Redress**



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. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed 16.06.2025

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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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