



Pear tree House
Portway | Croughton | Brackley | Northamptonshire | NN13 5LY

Step inside

Peartree House

A beautifully presented family home in sought after location comprising cloakroom/WC, breakfast kitchen, utility room, sitting room, dining room, five bedrooms, three bathrooms, double garage, parking for four cars and lovely rear garden.

Ground Floor

Upon entering, the entrance hall has stairs which rise to the first floor.

The breakfast kitchen has ample work space, space for a large oven, integral dishwasher, space for a table to seat six to eight guests and windows to the front and rear.

The utility room has space for appliances, a window to the rear and a door to the side.

The sitting room is a superb room with a wood burning stove in a feature stone fireplace.

There is a window to the front elevation and French doors to the rear.

From the sitting room, access is provided to another flexible reception, currently used as a dining room which has space for a table to seat six guests, access to the cloakroom/WC and a second staircase which leads to a bedroom and shower room, ideal for a teenager to have their own independence.









Step outside

Pear tree House

The low maintenance rear garden has a manageable sized lawned area, a superb undercover decking area, ideal for alfresco dining, a further seating area, and access to the front via a side gate.

This home also benefits from a double garage, parking for four cars, and must be viewed internally to be appreciated.

Location

Croughton is 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 & Property Information

Tenure: Freehold

Council Tax Band: F

Local Authority: West Northamptonshire

EPC: C

Property construction: Standard

Electricity supply: Mains

Water supply: Mains

Drainage & Sewerage: Mains

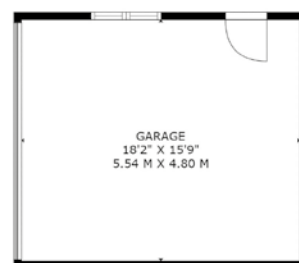
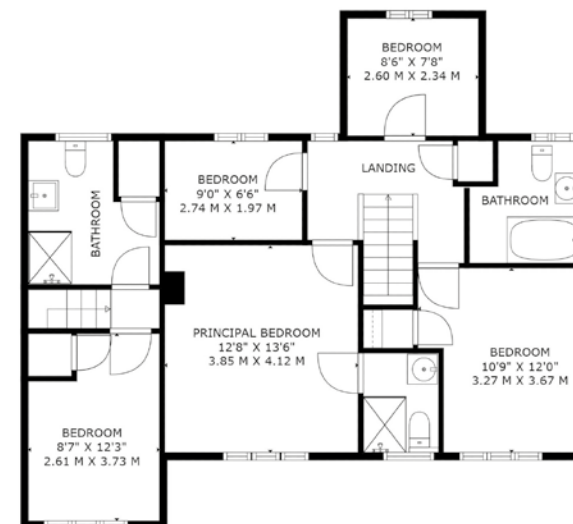
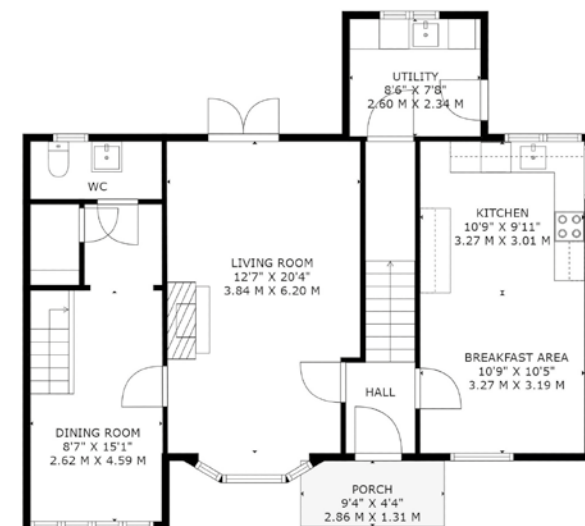
Heating: Gas fired central heating.

Broadband: FTTH/FTTP Broadband connection available. Ultrafast broadband is available with a download speed of 1,000mbps. 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 for 4 cars

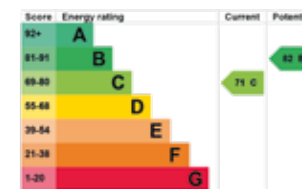




GROSS INTERNAL AREA: 1729 sq ft, 160 m²
GARAGE: 286 sq ft, 27 m²

OVERALL TOTALS: 2015 sq ft, 187 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



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