



26 Banbury Road
Litchborough | Towcester | Northamptonshire | NN12 8JF

FINE & COUNTRY

STEP INSIDE

26 Banbury Road

A delightful, non-listed, village property that just exudes charm and character and has the most wonderful feeling of light and space throughout. It has been lovingly restored, extended and modernised throughout retaining superb original features combined with modern fittings. The property was originally a cottage with a separate barn which are now cleverly combined and set in mature gardens of approximately 0.17acre with gated driveway parking at the side. This property is brought to market with no chain.

The front door opens to an impressive double height entrance hallway which has an oak floor and a galleried landing area above. The main reception room is at the front of the house and is flooded with natural light from two windows to the front with plantation shutters, the room has an oak floor, beams and a superb period inglenook fireplace with wood burner. There is a separate sitting room/study again with an oak floor, window with plantation shutters and fireplace. The heart of this amazing home has to be the large open plan kitchen/breakfast room and a separate family/sitting room. The kitchen is quite superb with an extensive range of shaker style fitted wall and floor units with quartz worktops, a range of quality integrated Miele appliances and a flagstone floor, there is a separate sitting/family room at the far end of the kitchen with an oak floor, fitted cupboards and bi-folding doors opening to the garden and sun terrace, the whole of the kitchen and sitting area has air conditioning. Accessed from the hallway is a large utility/boot room with masses of storage for coats/shoes etc plus plumbing for a washing machine, sink unit and a guest cloakroom.

On the first floor there is a wide and spacious landing with a central gallery overlooking the main entrance hall. There are four double bedrooms, two at the front of the house in the old cottage and two at the rear of the house in the barn section complete with original beams, and air conditioning. The three large, bright double bedrooms share a luxurious family bathroom complete with underfloor heating, free standing bath and a separate shower. The main bedroom has so much character with exposed beams, fitted wardrobes and a smart en-suite shower room.

The property has superb south facing gardens mainly laid to lawn with mature silver birch trees, flower borders and a storage shed. There is a large, paved sun terrace ideal for outdoor dining and access to the driveway at the side of the house which has electric gates.

Litchborough is approximately 7 miles from the market town of Towcester with superb amenities, Northampton is about 10 miles away with a mainline station link to London Euston, Milton Keynes is also accessible as is the M1 junction 15a.

Property Information, Services & Utilities

Tenure: Freehold.

Council Tax: Band F (South Northamptonshire)

EPC Rating: G

Services: Mains electric, water & drainage.

Heating: Oil fired central heating.

Broadband: Gigaclear broadband available, we advise you to check with your provider.

Mobile signal: 4G available in this postcode, we advise you check with your provider.

Parking: Driveway parking for two cars and access to two electric charging points.



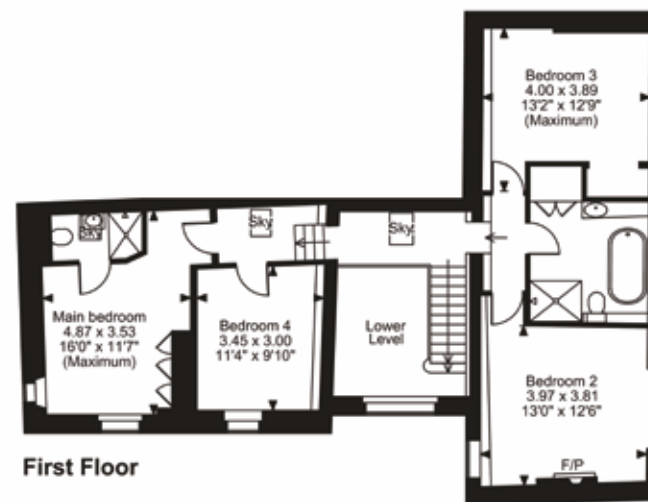
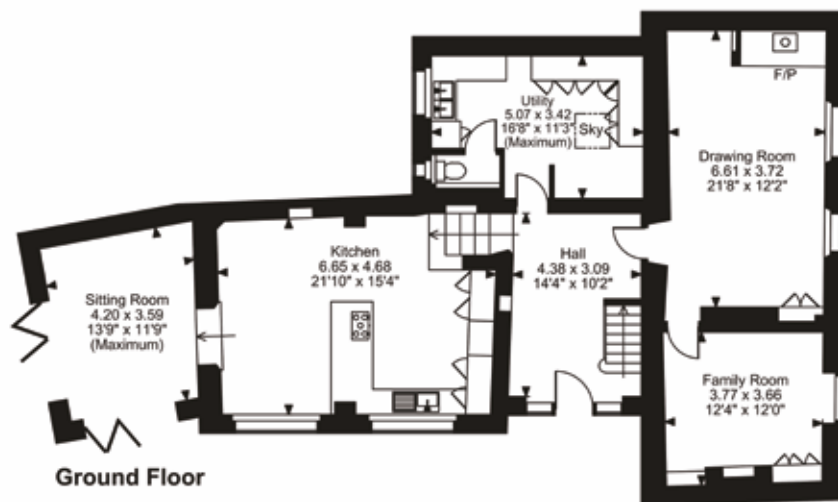
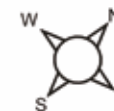








Banbury Road, Litchborough, Towcester
Approximate Gross Internal Area
2286 Sq Ft/212 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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FINE & COUNTRY

Tenure: Freehold
 Council Tax Band: F

Offers over £850,000

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



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. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 754062833 Registered Office: 5 Regent Street, Rugby, Warwickshire, CV21 2PE. Printed





JONATHAN LLOYD-HAM

PARTNER

follow Fine & Country Northampton on



Fine & Country Northampton
20A-30 Abington Street, Northampton, Northamptonshire, NN1 2AJ
01604 309030 | 07939 111481 | jonathan.lloyd-ham@fineandcountry.com

