

# BARTON FLEMING

— INDEPENDENT ESTATE AGENTS —



**The Old Post Office  
64 High Street, Croughton,  
Northamptonshire. NN13 5LT**

**\*\*\* NO UPPER CHAIN \*\*\***

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Web: [www.bartonfleming.co.uk](http://www.bartonfleming.co.uk)  
E-mail: [info@bartonfleming.co.uk](mailto:info@bartonfleming.co.uk)  
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

**249922**

**The Old Post Office, 64 High Street, Croughton. NN13 5LT**



**Formerly the Village Post Office - A Charming Period Stone Built End-Terrace Cottage with the former outhouses converted to a Utility/WC & Office Space, Kitchen Extension and 2 Bathrooms.**

**FREEHOLD**

**£ 400,000**

- ❖ Entrance Hall
- ❖ 20 Ft Lounge Diner with Woodburning Stove in a Stone Fireplace
- ❖ 18Ft Kitchen with Range Cooker and French doors to the garden
- ❖ Landing, Main Bathroom
- ❖ Two Bedrooms each with a Vaulted Ceiling & Exposed Beams
- ❖ En-Suite Shower Room to Bedroom One
- ❖ Former Outhouse converted to Utility & WC plus Homeworking Office
- ❖ Double Glazing & Gas to Radiator Heating
- ❖ Garden Deck
- ❖ Substantial Front Lawn
- ❖ Village Amenities; pub, shop, school, park, etc.

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### Key Facts for Buyers:

**EPC:** Rating of D, (64).  
**Council Tax:** Band C  
Approx. £2,000 per annum.

### Ground Floor:

Outside courtesy light, original Post Office post box, solid wooden multi locking front door to:-

#### **ENTRANCE HALL:**

Plain plaster ceiling, radiator, cupboard enclosing RCD/MCB electricity consumer unit, half glazed door to:-

#### **LOUNGE DINER: 20'2 x 12'10.**

Rear aspect PVC window, front aspect bespoke manufactured multi-paned casement windows, exposed ceiling timbers, LED downlights, two cast iron radiators, TV & satellite connections, stone fireplace with brick herringbone back plus 'Stovax' wood burning stove, engineered Oak herringbone flooring, stripped pine period door to:-

#### **KITCHEN: 17'11 x 5'8.**

Rear aspect PVC window plus French doors and adjoining window to the garden, wall mounted boiler enclosed in cupboard by the French doors, ceramic tiled floor, wall mounted convector heater. Range of tall, base and wall units with solid wooden worktop and upstands, 'Cuisinmaster' range cooker with 5 gas rings, two ovens and a grill, stainless steel extractor hood, 700mm cutlery & pan drawers, integrated slimline dishwasher, 600mm cutlery & pan drawers, 200mm slide out condiments rack, 300mm wine chiller, integrated 60/40 fridge-freezer.

### Former Outhouse:

#### **Central Part: 9'9 x 4'2.**

French doors to the garden, window overlooking the garden, plain plaster ceiling, LED down lighting, 300mm deep floor unit, wall mounted convector heater, laminate flooring. Door to utility/WC, open plan to:-

#### **Office Space: 10'3 x 6'3.**

Window overlooking the garden deck, plain plaster ceiling, LED down lighting, wall mounted convector heater, laminate flooring.

#### **Utility/WC: 5'10 x 4'12.**

Window overlooking the garden, plain plaster ceiling, LED down lighting, wall mounted convector heater, base unit and space for washing machine to side, Oak worktop, under-mounted porcelain sink.

### Upstairs:

Staircase with rope banister to:-

#### **LANDING:**

Cottage doors with Suffolk latches to:-

#### **BEDROOM ONE: 12'3 narrowing to 11'3 x 9'8.**

Front aspect bespoke manufactured multi-paned casement window, plain plastered vaulted ceiling with exposed beams, Pine floorboards, cast iron radiator, overhead and over-staircase storage.

#### **EN-SUITE SHOWER ROOM: 6'3 x 5'7.**

Rear aspect PVC window, plain plaster ceiling, LED downlighting, Travertine floor tiles, chrome heated towel rail, shower enclosure with thermostatic shower and sliding head support, porcelain wash hand basin on wooden cabinet, shaver's socket, dual flush close coupled WC.

#### **BEDROOM TWO: 13'0x 8'0 narrowing to 5'7.**

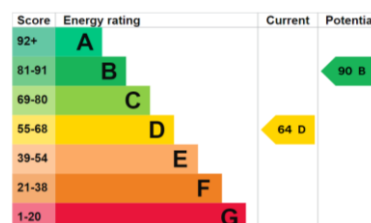
Front aspect bespoke manufactured multi-paned casement window, plain plastered vaulted ceiling with exposed beams, over-head storage, cast iron radiator.

#### **BATHROOM: 7'9 x 5'7.**

Rear aspect PVC window, plain plaster ceiling, LED downlighting, Travertine floor tiling, bath with mixer tap and thermostatic shower over, screen, pedestal wash hand basin, shaver's socket, dual flush close coupled WC.

### **FRONT GARDEN: Refer to photos.**

### **REAR GARDEN: Refer to photos.**



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Front



Front Door & Hall



Lounge-Diner



Lounge-Diner



Lounge-Diner



Kitchen



Rear Garden links to Former Outhouse



Kitchen

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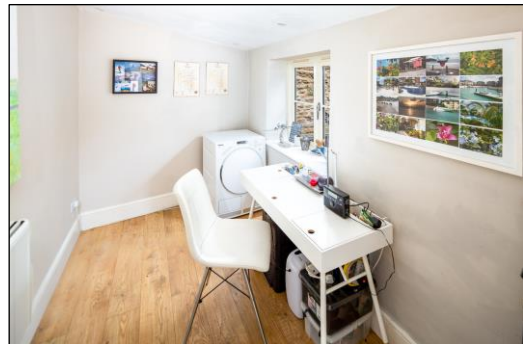
Former Outhouse - Utility / WC



Former Outhouse - Utility / WC & Lobby



Office Space looks out over the deck



Former Outhouse - Garden Office



First Floor Main Bathroom



Bedroom Two



Bedroom One



Bedroom One

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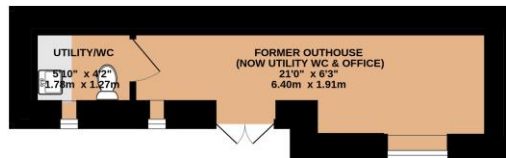


En-Suite Shower Room to bedroom 1

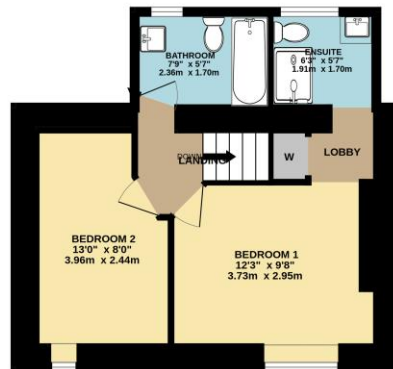


Outlook to the front

GROUND FLOOR  
501 sq.ft. (46.5 sq.m.) approx.



1ST FLOOR  
372 sq.ft. (34.6 sq.m.) approx.



THE OLD POST OFFICE, 64 HIGH STREET, CROUGHTON, NORTHANTS. NN13 5LT

TOTAL FLOOR AREA : 873 sq.ft. (81.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Space for Notes:**

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