The Tythe Barn, 8 Church End, Syresham, Northamptonshire, NN13 5HT

Guide Price £900,000

The Tythe Barn is a stunning Grade II Listed converted barn, quietly situated with beautiful views across the church within the well-serviced village of Syresham. Full of character and charm, the barn retains many original features, boasting a spacious sitting room, kitchen/dining room, utility and cloakroom, four bedrooms and two bathrooms. Outside, the property further benefits from a generous south facing garden, a double garage and ample driveway parking.

98a Watling Street, Towcester, Northamptonshire NN12 6BT

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Branches across the region and an office in central London

Howkins & Harrison is the trading name of Howkins & Harrison LLP.

PARTNERSHIP NO. OC316701 **VAT REGISTRATION NO.** 272 4321 77 **REGISTERED IN** England and Wales **REGISTERED OFFICE** 7-11 Albert Street, Rugby, Warwickshire CV21 2RX

SYRESHAM
The highly regarded village of Syresham is located approximately 7.5 miles south-west of the market town of Towcester and 4 miles from Brackley. The village is well serviced with a post office and village store, public house, primary school and church.

There is good access to the main arterial roads of the A43 and M40 with train services from Milton Keynes and Banbury or Bicester with journey times to London Euston of approximately 30 minutes and 1 hour respectively.

Sporting activities in the area include rugby, hockey, tennis, netball and cricket at the nearby Towcestrians Sports Club, golf at Silverstone and Whittlebury Hall, sailing at Draycote Water, Pitsford and Hollowell Reservoirs, and of course the world famous motor racing at Silverstone.

GROUND FLOOR
The impressive sitting/family room boasts a feature fireplace and wood burning stove, with a beautiful solid oak split level staircase leading to the first floor. An inner hall leads to the cloakroom and stunning kitchen/dining room, with bespoke fitted units, a central island and a separate utility/boot room. The dining area benefits from high ceilings and bifold doors, leading to the patio seating area and garden beyond.

FIRST FLOOR
The master bedroom enjoys views over open countryside and benefits from an en-suite shower room and walk in wardrobe. There are three further bedrooms, one with fitted wardrobes, and a family bathroom.

OUTSIDE
The property is approached by a gravel driveway with stone walling, providing ample off-road parking and access to the double garage. The remainder of the front garden is mostly laid to lawn, with a courtesy gate providing access to the garden.

The mature garden enjoys a southerly aspect and is mostly laid to lawn with thoughtfully planted boarders. There are various seating areas, including a private patio area to the rear of the property, a large garden shed and a doorway into the double garage.

LOCAL AUTHORITY
West Northamptonshire Council
The Forum, Moat Lane
Towcester, NN12 6AD

COUNCIL TAX BAND tow
Band - G

VIEWING ARRANGEMENTS
Strictly by prior appointment via the selling agents, Howkins and Harrison. Tel:01327-353575.

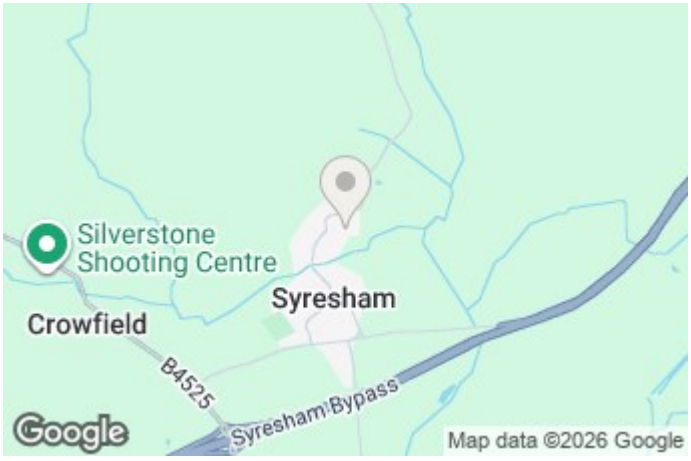
FIXTURES AND FITTINGS
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warrantied in any way.

SERVICES tow
The following services are connected to this property :
Mains electricity, water and drainage. Heating via Air Source Heat Pump.

None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains services.

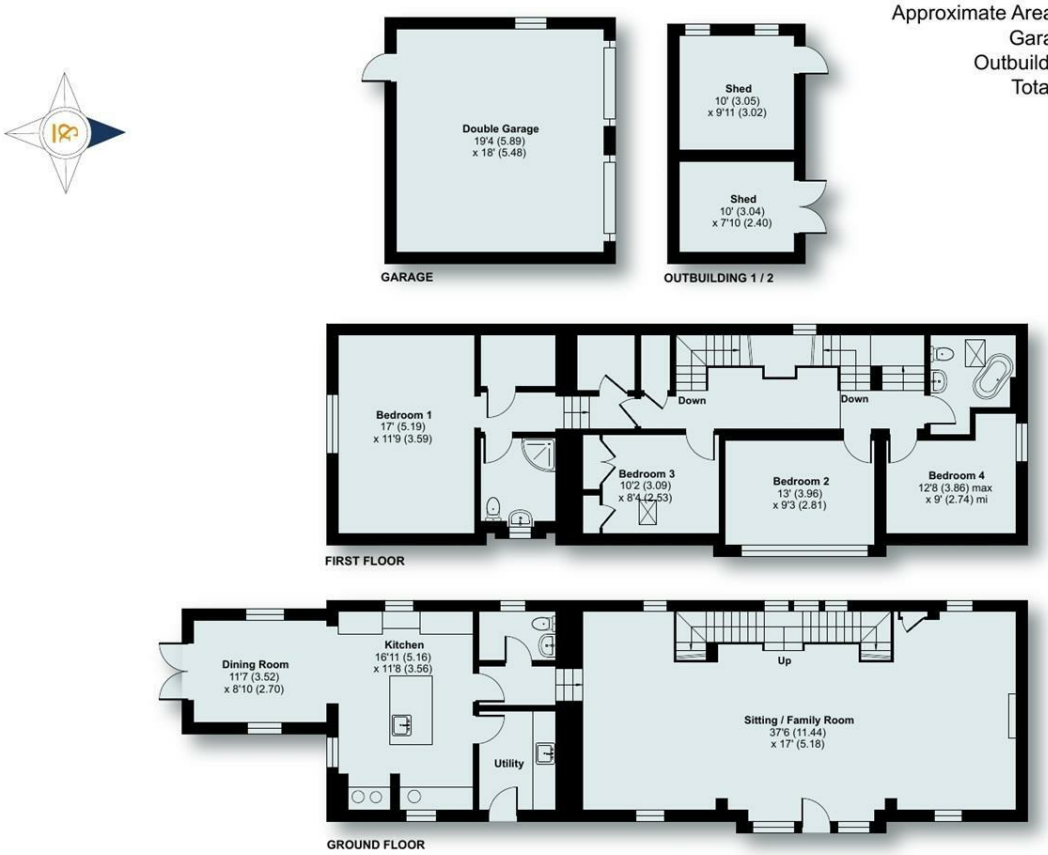
FLOORPLAN
Howkins and Harrison provide these plans for reference only - they are not to scale.

IMPORTANT NOTICE
Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



Church End, Syresham, NN13

Approximate Area = 2140 sq ft / 198.8 sq m
Garage = 347 sq ft / 32.2 sq m
Outbuilding = 178 sq ft / 16.5 sq m
Total = 2665 sq ft / 247.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Howkins & Harrison. REF: 1465288

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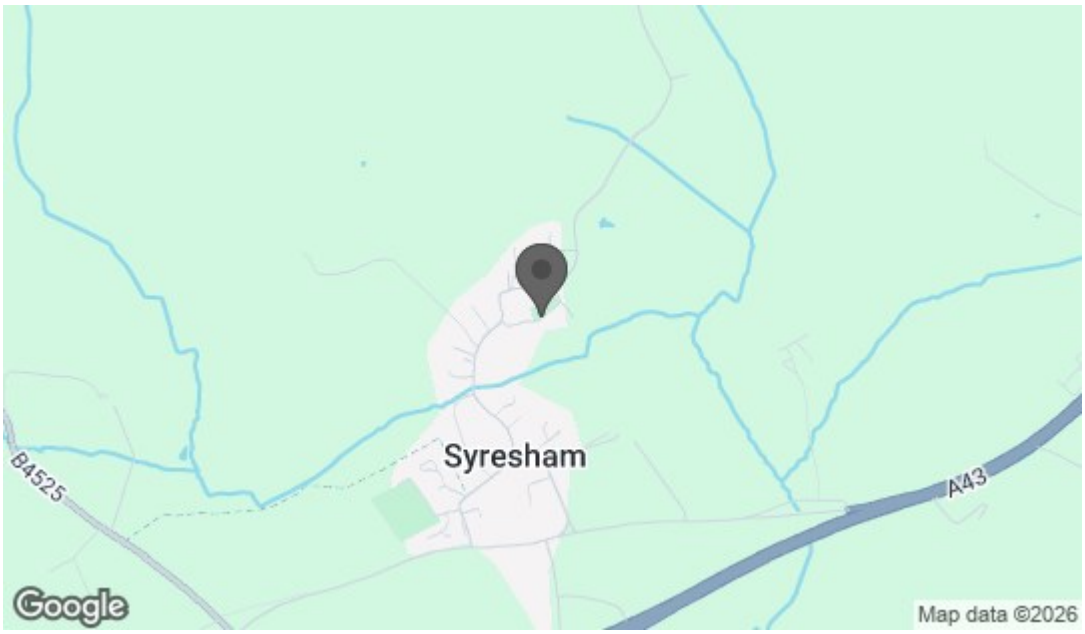

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