



Granary Cottage

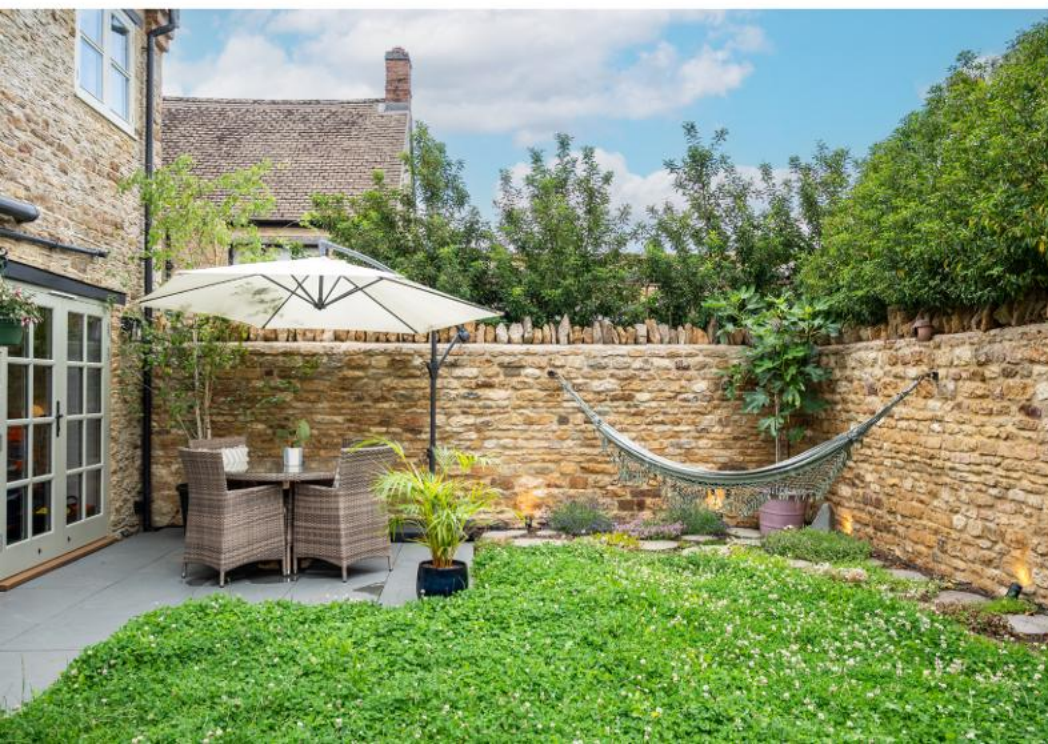
Guide Price £550,000
Farthinghoe. NN13

Granary Cottage is a very pretty five-bedroom character cottage, beautifully renovated by the current owners and now presented in immaculate condition throughout. Combining period charm with stylish modern finishes, the house offers generous and flexible accommodation arranged over three floors, with a delightful rear garden and private driveway parking.

- Five bedroom character cottage
- Beautifully renovated throughout
- Driveway with EV charger and pretty rear garden
- Kitchen with large island
- Sitting room with multi fuel stove
- Principal bedroom with en-suite
- Two generous reception rooms
- Popular village
- Council tax D | EPC rating D
- Tenure Freehold



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The front door opens into an entrance hallway, leading through to a generous sitting room with wooden flooring, exposed beams and a beautiful fireplace with multi fuel stove. Beyond this is a second reception room, cleverly separated by internal French doors, allowing the two spaces to either flow together or be closed off as required.

The kitchen is well proportioned and thoughtfully designed, with a large island unit providing excellent workspace and a natural focal point for the room. To complete the ground floor, there is a stylish cloakroom/WC, along with a useful area beside the rear door which works perfectly as a boot room space for coats, shoes and wellies. Stairs also lead down to a useful cellar with ample storage.

On the first floor, there are three bedrooms. The principal bedroom benefits from a recently upgraded en-suite shower room, while one of the other bedrooms is currently arranged as a laundry room, with space for a washing machine and tumble dryer. The main family bathroom is also positioned on this floor and is beautifully finished, with both a bath, a superb walk-in shower and two basins.

The second floor provides a further two bedrooms with beautiful views. One bedroom is currently arranged as a guest bedroom and the other as a home office, offering excellent flexibility for modern family living, guests or working from home. The house also benefits from double glazed windows throughout.

Externally, Granary Cottage benefits from its own driveway with EV charger, providing parking for one vehicle, or potentially two vehicles parked back-to-back depending on how the space is used. To the rear, the garden has been carefully maintained and improved by the current owners, with a charming, environmentally friendly clover lawn and an attractive setting befitting this delightful village cottage.

Farthinghoe is a village located around attractive, rolling countryside between the market towns of Banbury (around 5 miles) and Brackley (around 4 miles). The village has a thriving community with excellent local facilities including a public house with restaurant (temporarily closed), 12th century church and primary school. There is also the popular Limes farm cafe and Glebe farm shop. Neighbouring villages of Charlton, Kings Sutton and Middleton Cheney have further amenities including pubs, restaurants and village shops. A wider range of shops and services can be found in Banbury and Brackley with more comprehensive facilities in Bicester Village, Milton Keynes and Oxford. There are excellent transport links within easy reach, Banbury train station offers services of around 1 hour into London Marylebone, and Bicester North under 1 hour into London Marylebone. The M40 within 5 miles.

- o Tenure: Freehold
- o Local Authority: West Northamptonshire
- o Council Tax Band: D
- o Utilities: Mains gas, electric, Drainage & water

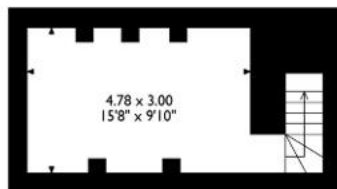


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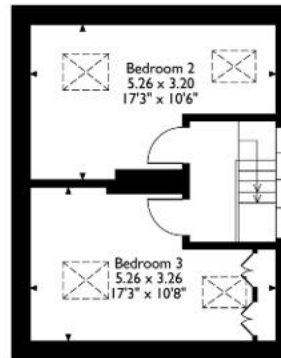


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92 plus)		84
B	(81-91)		
C	(69-80)		
D	(55-68)	64	
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

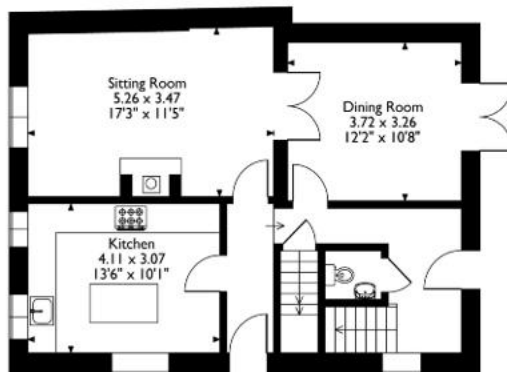
Granary Cottage, Baker Street, Farthinghoe, Brackley
 Approximate Gross Internal Area
 175 Sq M/1885 Sq Ft



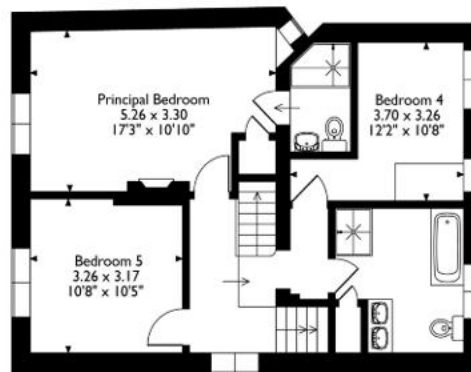
Cellar



Second Floor



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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