



NEW INSTRUCTION



HINTON'S CLOSE
Helmdon, Brackley, NN13 5PQ

 **DAVID COSBY**
ESTATE AGENTS



Hinton's Close

Helmdon, Brackley, NN13 5PQ

Total GIA Floor Area | Approx. 68 sqm (678 sqft)

Features

- Two-bedroom end-terrace home
- Peaceful cul-de-sac position
- Adjoining open paddock and grazing land
- No onward chain
- Spacious dual-aspect sitting/dining room
- Fitted kitchen with separate side access
- Air source heat pump providing heating and hot water
- Generous rear garden extending to over 80 feet
- Scope for cosmetic improvement and personalisation

Description

Occupying a peaceful position at the end of a quiet cul-de-sac and adjoining open paddock land, this two-bedroom end-terrace home offers a particularly appealing edge-of-village setting in Helmdon. The property is offered with no onward chain and presents a good opportunity for a purchaser seeking a home with scope for further cosmetic improvement, together with generous outside space and attractive rural views.

The accommodation is arranged over two floors and includes an entrance hall, a spacious dual-aspect sitting/dining room and a fitted kitchen with direct access to the side of the property. To the first floor, a central landing serves two double bedrooms and a bathroom fitted with a three-piece suite. The interior is neutrally presented in places, although a programme of preparation, redecoration and new floor finishes would enhance the accommodation. Heating and hot water are provided by an air source heat pump system.

Externally, the property is set behind a lawned front garden with picket fencing and a pathway leading to the main entrance. Pedestrian access continues along the side of the house, where a part-glazed door provides a useful secondary entrance directly into the kitchen. The rear garden is a notable feature, extending to over 80 feet in length and offering considerable potential for landscaping. Although currently overgrown, the garden enjoys an open aspect towards the adjoining grazing land, with fencing designed in part to retain views across the surrounding fields.

A TWO-BEDROOM END-TERRACE HOME IN A PEACEFUL CUL-DE-SAC SETTING ADJOINING OPEN GRAZING LAND, WITH TWO DOUBLE BEDROOMS, A SPACIOUS SITTING/DINING ROOM, AN 80FT-PLUS REAR GARDEN, AIR SOURCE HEATING AND NO ONWARD CHAIN



The Property

Entrance Hall

The main entrance hall has a timber quarter-turn staircase with balustrades and newel post rising to the first-floor accommodation. White flush timber doors provide access to the sitting/dining room and kitchen.

The floor is currently finished with exposed screed, ready to receive new floor coverings. Heating is provided by a double-panel radiator served by the air source heat pump, with coat hooks positioned above.

Sitting / Dining Room

A large dual-aspect reception space with a three-unit window to the front aspect and a further window overlooking the rear garden and adjoining grazing land beyond.

The room is arranged with a dining area to the rear, providing space for a table and chairs, and a sitting area to the front with room for soft furnishings and audio-visual equipment. The walls are neutrally decorated but would benefit from preparation and redecoration, while the floor is finished with exposed screed ready to receive new coverings. A blocked fireplace with hit-and-miss vent offers potential for reinstatement. Heating is provided by two twin-panel radiators positioned to the front and rear aspects. A white flush timber door opens to the kitchen.

Kitchen

Located to the rear left-hand side of the property, the kitchen has a three-unit window overlooking the rear garden and adjoining grazing land. The floor is finished with vinyl tiles, while the walls are neutrally decorated with ceramic tiling above the base units.

Fittings comprise a range of base units with timber-effect doors and drawers, chrome-effect handles and roll-top work surfaces incorporating a stainless-steel sink and drainer with mixer tap. There is space and provision for a washing machine and freestanding cooker. A part-glazed external door provides convenient access to the side of the property.

The electricity meter and consumer unit are housed within a high-level timber cupboard positioned adjacent to the side door. A separate chamfered corner cupboard houses a modern hot-water cylinder and associated air source heat pump equipment serving the domestic hot water and central heating system.



The Property

First Floor Landing

Centrally positioned, the first-floor landing has a side-facing casement window overlooking the adjoining grazing land. Floors comprise painted exposed floorboards and there is timber balustrading to the stairwell. Flush timber doors provide access to the two double bedrooms and bathroom, together with a useful airing cupboard fitted with slatted pine shelving.

Bedroom One

A well-proportioned double bedroom positioned to the front of the property, with a three-section window overlooking Hinton Close. The walls are neutrally decorated and the floor is finished with painted exposed timber boards. A built-in overstairs cupboard with a flush timber door and clothes rail provides useful storage.

Bedroom Two

A further well-proportioned double bedroom with exposed stained pine floorboards and a three-unit window overlooking the adjoining grazing land providing an attractive open outlook.

Bathroom

Located to the rear left-hand side of the property, the bathroom is fitted with a three-piece suite comprising a white bath with off-white side panel, chrome pillar taps with lever handles and an electric shower over; a ceramic pedestal wash hand basin with chrome lever taps; and a ceramic WC with low-level cistern. The walls are partly tiled to full height around the sanitary fittings, with white emulsion finish elsewhere. A three-unit frosted casement window provides natural light and ventilation, supplemented by a mechanical extractor vent. Heating is provided by a double-panel radiator.

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Grounds

Front Aspect

Located at the end of Hinton Close and adjoining open grazing land, the property is set back behind a traditional timber picket fence and gate.

A pathway extends along the right-hand boundary and across the front elevation to the main entrance, which is fitted with a white panelled door with half-moon glazed detail beneath a simple projecting canopy. The front garden is principally laid to lawn and is currently overgrown, offering scope for improvement and general landscaping. A cross-braced timber fence forms the boundary with the adjoining grazing land, while a semi-mature Norway Spruce stands towards the front left-hand corner of the garden. Gated access leads to the side and rear of the property, although the gate is currently detached from its hinges.

Side Aspect

The side aspect provides separate pedestrian access directly into the kitchen via a part-glazed external door approached by a small step. A pathway continues along the side of the property, with an open-slatted timber fence forming the boundary with the adjoining paddock land.

Rear Garden

Extending to over 80 feet in length, the rear garden is principally laid to lawn and is currently overgrown, but offers considerable scope for landscaping and improvement. Its position alongside open grazing land gives the garden a notably open outlook and the potential to create a very appealing outdoor space. Close-board timber fencing forms the right-hand boundary, with cross-hatched fencing to the rear and open-slatted fencing to the left-hand side, allowing views through to the adjoining grazing land. An air source heat pump is positioned against the rear elevation of the property and provides the principal source of heating.



Location

Hinton's Close is positioned towards the south of the attractive Northamptonshire village of Helmdon, with the property itself enjoying an especially open setting adjoining grazing land.

Helmdon is a well-established village with a useful range of everyday amenities including a primary school, parish church, public house and the village Reading Room, which serves as a focus for a variety of local groups and activities. The surrounding countryside is crossed by a network of footpaths and circular walks, making the area particularly appealing for those who enjoy a more rural setting and access to the outdoors.

For a broader range of shopping, schooling and leisure facilities, the market town of Brackley lies approximately four miles to the south, while Banbury, Towcester, Northampton and Milton Keynes provide further retail, employment and recreational amenities.

For commuters, Helmdon is well placed for access to the regional road network, with the A43 providing onward connections towards the M40 and M1 corridors. Banbury offers mainline rail services, while Bicester provides an additional rail option for journeys towards London and beyond. This makes the village a practical base for those travelling across South Northamptonshire, Oxfordshire and the wider region.

Property Information

Local Authority: West Northamptonshire Council **Tenure:** Freehold

Services: Water, Electricity, Drainage **Heating:** Air Source Heat Pump

Hot Water: Air Source Heat Pump to Hot Water Cylinder with supplementary immersion

Council Tax Band: Band B **EPC Rating:** Rating D

Broadband: Super-fast available with up to 52Mbps Download

Important Notice

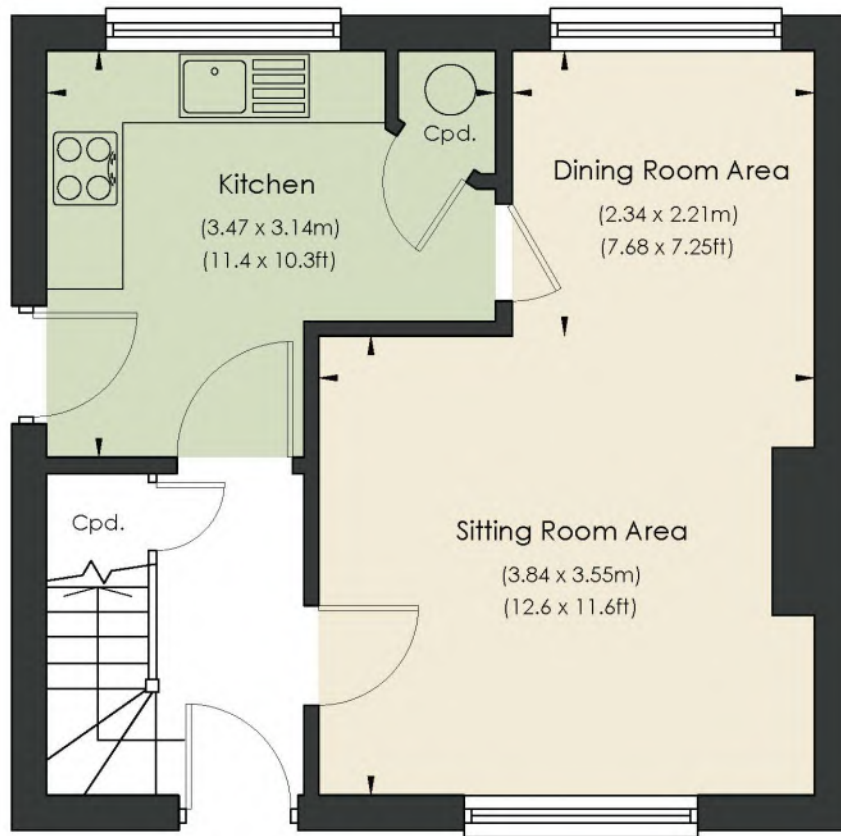
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Hinton Close, Helmdon, NN13 5QP

Approximate GIA (Gross Internal Area) = 68 sqm (678 sqft)



GROUND FLOOR GIA = 34 sqm (366 sqft)

David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



FIRST FLOOR GIA = 34 sqm (366 sqft)





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