



30 Lime Avenue, Eydon, Daventry NN11 3PG
'Guide Price' £650,000

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An individual versatile village property benefiting from substantial workshop, outbuildings and self-contained annexe.

Hallway | Dining room | Sitting room with log burner | Kitchen/breakfast room | Conservatory | Ground floor bedroom/Study | Shower room | Bedroom with en-suite | Further first floor double bedroom | Bathroom | 'Self-contained' two bedroom annexe | Substantial workshop with inspection pit, handbasin and WC | Office | Outbuilding | Ample off road parking | Patio area

Located in the heart of this un-spoilt West Northants village, a non-estate three bedroom stone built residence offered in excellent decorative order throughout and providing generous size accommodation.

Ground Floor

The main house offers spacious accommodation throughout.

Dining room: A generous size room, ideal for entertaining.

Sitting room: Dual aspect room with doors opening onto patio and garden. Fireplace with log burner.

Kitchen/breakfast room: Recently refitted. Range of base and wall units. Wooden work surfaces. Integrated appliances. The kitchen flows into the conservatory.

Conservatory: This room provides an additional reception area with views of the garden.

Third bedroom/Study: Versatile room perfect for those working from home or as a third bedroom with a convenient shower room.

First Floor

The first floor offers two generous double bedrooms with en-suite to master bedroom, further double bedroom and a family bathroom.

Master bedroom: Generous double room with built-in wardrobes. En-suite bathroom.

Bedroom two: Spacious double bedroom.

Family bathroom.

Annexe

Self-contained annexe: Positioned above the garaging. The accommodation comprises of an open-plan kitchen/sitting room with fitted units and breakfast bar, two bedrooms and a bathroom. The annexe has proven income potential, however the annexe would also suit independent family living, or a holiday let opportunity.

Useful home office and store room which could be incorporated into either the annexe or main house.

Outside

The property is approached via a gravel driveway with additional parking to the front, leading through to a large gravel courtyard offering ample off road parking for several vehicles.

Rear garden: Paved patio area offering excellent space for dining and entertaining.

Barn-style garage and workshop: Offers extensive storage and workspace. Configured to accommodate up to three vehicles. There is an inspection pit and extensive workshop space.

Eydon is a popular village with many clubs, church, sports field with playground, village hall, farm shop and a public house. Nearby Culworth has a primary school and there are good local and private schools. Bloxham, Stowe and Tudor Hall are also within easy reach. More amenities are available in Banbury with access to the M40 (Jct 11) plus regular train services to London (Marylebone) in under the hour.

Services: All Council Tax Banding: E
Authority: South Northants Council

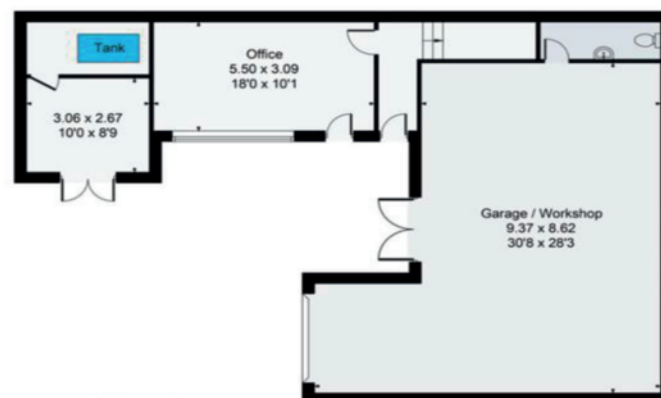
Directions: From Banbury Cross proceed to Junction 11 (M40); at the roundabout take the third exit towards Middleton Cheney. At the next roundabout turn first left onto Welsh Lane (A422); turn left after approximately two miles signposted Thorpe Mandeville and Culworth and continue on this road for approximately two miles, taking the left turn to Culworth. Continue through the village of Culworth and upon leaving, turn left signposted Eydon. Continue on this road until reaching the village and turn first left into Lime Avenue; the property is on the right hand side.



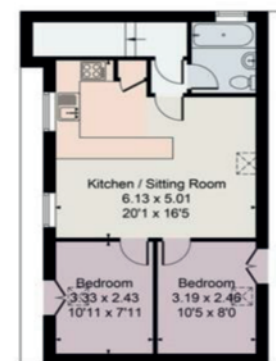




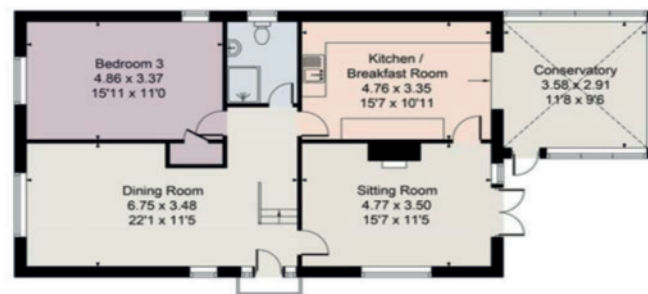
30 Lime Avenue, Eydon, NN11 3PG
 Main House Approx. Gross Internal Area:- 144.71 sq.m. 1558 sq.ft.
 Garage & Workshop Approx. Gross Area:- 74.34 sq.m. 800 sq.ft.
 Office / Store Approx. Gross Area:- 30.35 sq.m. 327 sq.ft.
 Annexe Approx. Gross Area:- 47.57 sq.m. 512 sq.ft.
 Total Approx. Gross Area:- 296.97 sq.m. 3197 sq.ft.



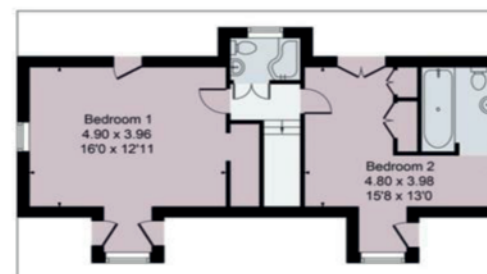
Garage / Workshop



Annexe
First Floor



Main House
Ground Floor



Main House
First Floor

FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 Denotes restricted head height
www.dmlphotography.co.uk

Important Agent's Note All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

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