

NEW INSTRUCTION



SPENCER GARDENS
Brackley, NN13 6AQ

 **DAVID COSBY**
ESTATE AGENTS



Spencer Gardens

Brackley, NN13 6AQ

Total GIA (Gross Internal Area) | Approx. 82 sqm (883 sqft)

Features

- Three-bedroom terraced house built in 2019
- Contemporary kitchen/dining room
- Full-width rear sitting room with direct garden access
- Principal bedroom with en suite shower room
- Two further bedrooms and a family bathroom
- Ground-floor cloakroom and useful fitted storage
- Enclosed south-facing rear garden
- Gated pedestrian access to the rear
- Two allocated parking spaces to the front
- Within walking distance of Brackley town centre

Description

A three-bedroom modern townhouse, understood to have been built in 2019 and designed with restrained Georgian and Victorian architectural influences. Forming part of a terrace in buff facing brick beneath a pitched tiled roof, the property incorporates traditional-style detailing including brick chimney stacks, dentil-course brickwork and stone-effect window surrounds.

The accommodation is arranged over two floors and includes an entrance hall, cloakroom, contemporary kitchen/dining room and a full-width sitting room with glazed doors opening onto the rear garden. The first floor provides a principal bedroom with en suite shower room, two further bedrooms and a family bathroom. The interior is neutrally presented throughout, with useful fitted storage and a practical layout suited to both family life and home working.

Outside, the frontage provides two parking spaces and a low-maintenance planted area, while the enclosed south-facing rear garden has been arranged with a generous paved terrace, raised planters, established shrubs and gated pedestrian access. The property occupies a convenient position within walking distance of Brackley town centre, with access to its shops, cafés, schools and everyday amenities.

A WELL-PRESENTED THREE-BEDROOM MODERN TERRACED HOME WITH TWO PARKING SPACES AND A SOUTH-FACING REAR GARDEN, WITHIN WALKING DISTANCE OF BRACKLEY TOWN CENTRE.



The Property

Entrance Hall

Entered through an oak-effect panelled door with a central obscured-glazed insert, allowing natural light into the hall. The space is neutrally decorated and finished with tile-effect sheet vinyl flooring. Matching oak-effect doors open to the cloak-room, kitchen/dining room and sitting room, while a quarter-turn staircase with fitted cut-pile carpet rises to the first-floor accommodation.

Kitchen/Dining Room

The kitchen is fitted with a contemporary range of sleek wall and base units, complemented by marble-effect acrylic work surfaces and matching upstands. An inset stainless-steel sink is fitted beneath the two-unit casement window overlooking the front aspect.

Integrated appliances include a fridge/freezer, slimline dishwasher, washing machine, four-ring induction hob with extractor hood above, and a single electric oven beneath. Recessed ceiling spotlights are supplemented by low-level plinth lighting, while tile-effect sheet vinyl flooring continues throughout. The dining area provides space for a table and chairs, together with additional freestanding furniture.

Sitting Room

Occupying the full width of the rear elevation, the sitting room is well lit by a casement window and separate double-glazed patio doors opening onto the rear terrace and garden. The room is presently arranged as a generous principal reception space, with neutrally decorated walls and an oatmeal-toned cut-pile carpet.

A useful understairs cupboard, enclosed by a flush timber door, provides additional household storage.

Cloak-room

Fitted with a close-coupled WC and a generously sized ceramic wash basin with chrome mixer tap, set above a two-door vanity unit.

Natural light is provided by a frosted casement window to the front elevation, supplemented by mechanical extract ventilation. The room is neutrally decorated, with tile-effect sheet vinyl flooring continuing from the entrance hall.



The Property

First-Floor Landing

The first-floor landing features with white-painted timber balustrading to the stairwell, neutrally decorated walls and oatmeal-toned cut-pile carpet. Oak-effect doors with brushed chrome furniture open to the bedrooms, family bathroom and a generous corner storage cupboard, providing useful space for household linen, clothing and footwear. A large, hinged ceiling hatch gives access to the roof void.

Bedroom One

The principal bedroom is a well-proportioned double room with space for a range of freestanding furniture. A two-unit casement window to the front elevation provides natural light, while the cut-pile carpet continues from the landing. An overstairs cupboard, accessed by an oak-effect door, provides useful fitted storage with a hanging rail and space for additional shelving.

En Suite Shower Room

The en suite is fitted with a quadrant shower, and ceramic wash basin and WC both incorporated within a slimline vanity unit. The walls are finished with full-height cream metro-style tiling, while the floor has timber-effect sheet vinyl. Further features include a chrome ladder-style heated towel rail.

Bedroom Two

A further double bedroom positioned to the rear of the property, with a two-light casement window providing natural light and views across the south-facing garden towards neighbouring period buildings. The room is neutrally decorated and finished with cut-pile carpet.

Bedroom Three

Bedroom three is a versatile single bedroom, currently arranged as a home office but equally suited to use as a guest room or nursery. A two-light casement window overlooks the rear garden and provides good natural light. The room is neutrally decorated and finished with cut-pile carpet.

Bathroom

Fitted with a three-piece suite comprising a P-shaped bath with wall-mounted shower, and ceramic wash basin and WC incorporated within a fitted vanity unit. The walls are finished with full-height large-format ceramic tiling, while the floor has timber-effect sheet vinyl. Heating is supplied by a tall chrome ladder-style heated towel rail.



Grounds

Front Aspect

The property forms part of an attractive terrace of matching dwellings, constructed in buff facing brick in a traditional 19th-century style beneath pitched tiled roofs.

Set back from Spencer Gardens, the property is approached over a tarmacadam driveway leading to two block-paved parking spaces. A traditional limestone boundary wall with rounded concrete coping separates the frontage from the public highway. The remainder of the front garden is laid with limestone chippings, providing space for container planting, while a concrete slab path leads to the canopied entrance, with a traditional-style coach light above.

Rear Garden

The rear garden is a well-maintained, low-maintenance space arranged into two principal areas. Immediately adjoining the house is a generous paved terrace, laid with large-format, pale-toned slabs and providing ample room for outdoor seating and dining. A retractable awning extends over the patio doors to provide shelter and shade.

Beyond the terrace, two raised timber planters contain a selection of established planting. A matching paved path continues to the rear pedestrian gate, with limestone chippings and mature shrubs to either side. There is space for a garden store to the rear right-hand corner. The garden is enclosed by close-boarded fencing and benefits from separate pedestrian access via a passageway running behind the terrace.



Thinking of Selling?

Let our team of Chartered Surveyors and Professional Estate Agents provide you with a no-obligation valuation. Leveraging our extensive experience and in-depth market insights, along with a blend of local and online marketing strategies, we ensure your property captures attention and stands apart in the marketplace. Contact us to schedule your free property valuation and take the first step towards a successful sale.



Location

Spencer Gardens is a small residential cul-de-sac situated close to the centre of Brackley, an established market town near the Oxfordshire and Buckinghamshire borders. The town retains a distinct historic core centred around the Market Place, where the early 18th-century Town Hall forms a notable architectural landmark. St Peter's Church, a weekly market and a varied selection of independent shops, cafés, public houses and everyday services are also found within the town.

Recreational amenities include Brackley Leisure Centre, which provides a 25-metre swimming pool, learner pool, gym, sports hall and outdoor pitches. The surrounding area also offers access to countryside walks, while Silverstone and the wider local motorsport and engineering sector contribute to the area's regional profile.

Educational provision includes local primary and secondary schools, together with Winchester House School, an independent co-educational day and boarding preparatory school for children aged three to thirteen, positioned on Brackley High Street.

The town is well placed for road travel, with the A43 providing connections towards the M40, Towcester and Northampton, and the A422 leading towards Banbury and Buckingham. Mainline rail services are available from Banbury and Bicester North.

Property Information

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

Services: Gas, Electricity, Water, and Drainage

Heating: Gas central heating

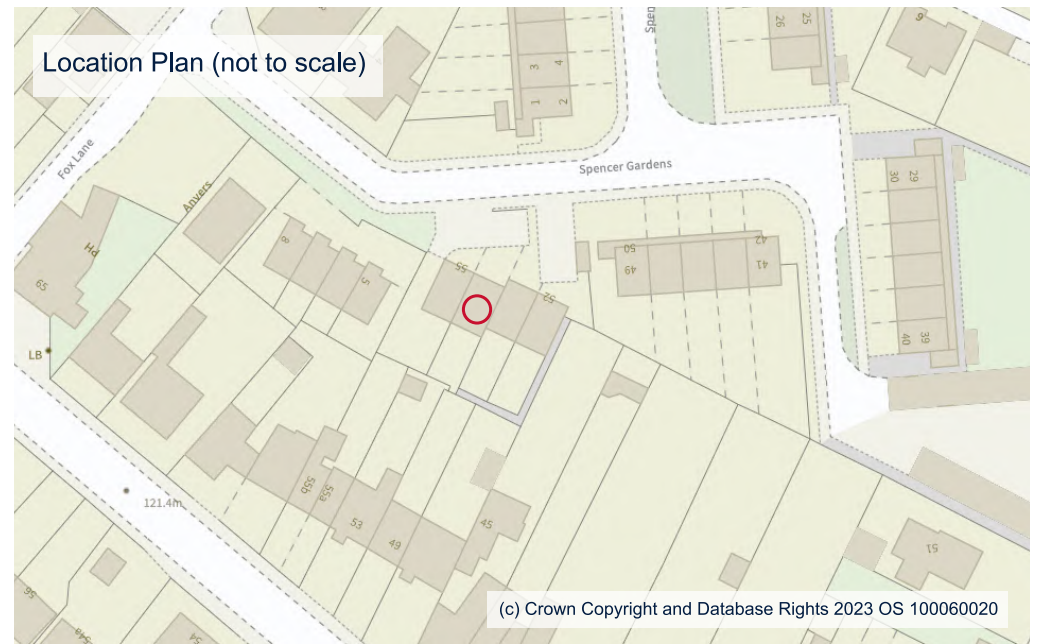
Council Tax Band: Band B **EPC Rating:** TBC

Broadband: Ultrafast available with up to 1000Mbps Download

Important Notice

Whilst every care has been taken in the preparation of these Sales Particulars, accuracy cannot be guaranteed and they do not constitute an offer or contract (or part of one). David Cosby Chartered Surveyors have not surveyed the property or tested any services, appliances, equipment or fittings and accordingly cannot confirm that they are in working order. Purchasers should not assume that the property has the benefit of all necessary statutory consents or approvals, including planning permission and Building Regulations approval. Any measurements are approximate. Photographs are provided for general guidance and do not imply that any item shown is included in the sale. Any plans are for illustrative purposes only and are not to scale.

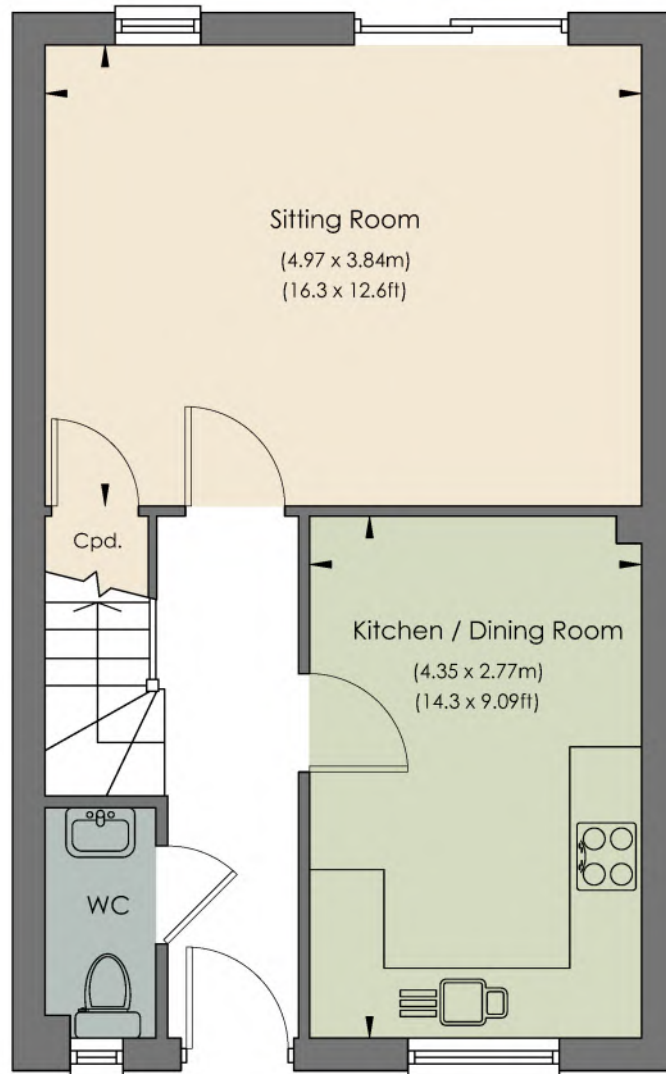
*Prospective purchasers should satisfy themselves as to the condition of the property and all matters referred to within these particulars by inspection and independent enquiries. Any comments on condition are for guidance only and must not be relied upon. Upon acceptance of an offer, and in compliance with Anti-Money Laundering (AML) legislation, we will require proof of identity and source of funds for each purchaser. The cost of these checks is **£25 per person**.*



(c) Crown Copyright and Database Rights 2023 OS 100060020

Spencer Gardens, Brackley, NN13 6AQ

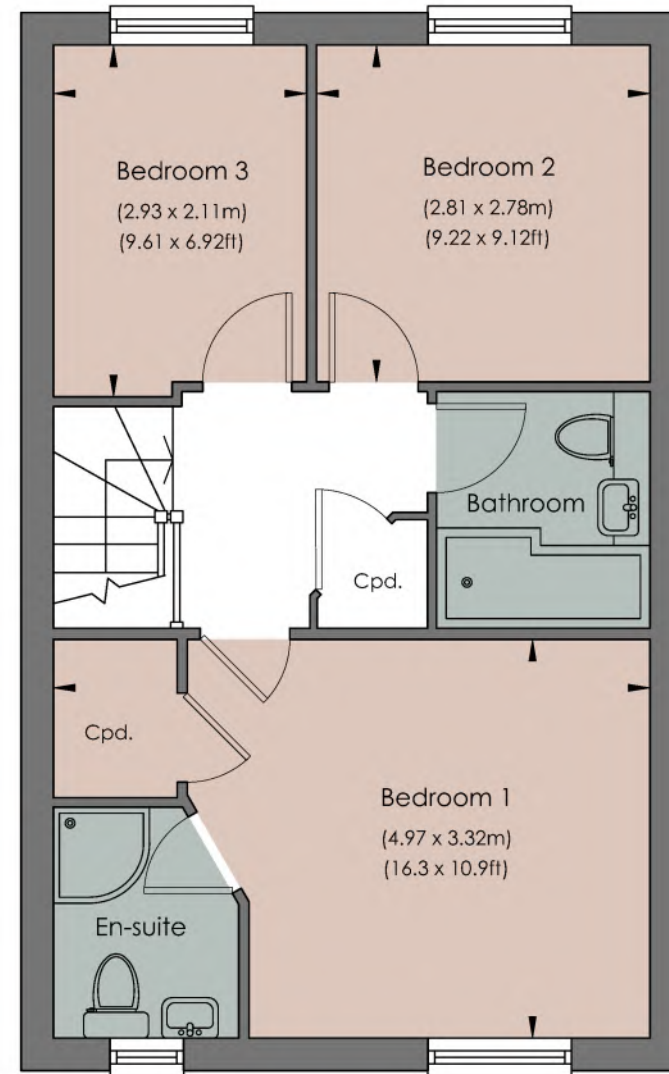
Approximate GIA (Gross Internal Area) = 82 sqm (883 sqft)



GROUND FLOOR GIA = 41 sqm (441 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 = 41 sqm (441 sqft)





BRACKLEY

01280 733582

enquiries@davidcosby.co.uk
www.davidcosby.co.uk



RICS

rightmove



The Property
Ombudsman

arla | propertymark

PROTECTED

naea | propertymark

PROTECTED

OnTheMarket



DAVID COSBY
ESTATE AGENTS

Thinking of Selling?



MAKE SURE YOUR ESTATE AGENT IS REGULATED BY THE RICS

We are regulated by the Royal Institution of Chartered Surveyors (RICS) and have the benefit of Surveying and Legal expertise to help with your sale and purchase. Estate Agents who are regulated by the RICS uphold the core principles of transparency and provide the highest level of professional standards and ethics.

- No fixed-term contract
- No tie-in period
- A competitive 1.25% fee (inc. VAT)
- No Sale – No Fee

As an independent, family-run business, we place your best interests at the heart of everything we do, offering a personal, comprehensive service that larger corporate agencies simply cannot match.

If you are considering selling or would like further information then please contact us on **01280 733582** to arrange a no obligation market appraisal. Alternatively, visit our website at **davidcosby.co.uk**



Gareth Powell
MARLA
Sales & Lettings Manager



David Cosby
MRICS
Director | Building Surveyor



Virginia Church
MRICS
Building Surveyor



Natasha Cosby
MNAEA | Solicitor
Director | Practice Manager



Sadie Tyson
MNAEA
Sales & Lettings Agent



@ enquiries@davidcosby.co.uk

01280 733582

www.davidcosby.co.uk