



Connells

Brook Farm
Hinton-In-The-Hedges Brackley

Brook Farm

Hinton-In-The-Hedges Brackley NN13 5NF

for sale
£800,000



Property Description

Occupying an enviable position within an exclusive courtyard development in the heart of one of South Northamptonshire's most desirable villages, this exceptional four-bedroom family home combines elegant proportions, generous living accommodation and an outstanding level of privacy, all set within beautifully maintained grounds.

Having been thoughtfully enlarged and significantly enhanced by the current owners, the property extends to approximately 2,570 sq ft and offers a rare combination of character, versatility and contemporary family living.

Agent Note

Please note that an AML fee is of £80 inc VAT chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Ground Floor

The welcoming reception hall immediately creates a sense of grandeur, featuring a striking vaulted ceiling and galleried landing that provides an impressive introduction to the home.

The ground floor has been designed with both everyday living and entertaining in mind. At its heart is a beautifully appointed kitchen/breakfast room fitted with an extensive range of shaker-style cabinetry, quality integrated appliances, a five-ring hob and double oven. Offering both style and practicality, it provides the perfect space for family life and informal dining.

Complementing the kitchen is a formal dining room, ideal for hosting family celebrations and dinner parties, while the elegant sitting room enjoys a warm and relaxing atmosphere.

Pocket sliding doors open effortlessly into the stunning garden room, creating a wonderful entertaining space flooded with natural light. Bi-fold doors further enhance the sense of space, seamlessly connecting the interior with the beautifully landscaped gardens beyond. A practical utility room and cloakroom complete the ground floor accommodation.

First Floor

The first floor is equally impressive, centred around a spacious landing and study area, ideal for home working. The luxurious principal suite provides a superb private retreat, featuring a dedicated dressing area and an exceptionally appointed bath and shower room. Bedroom two benefits from its own en-suite facilities, while two further well-proportioned bedrooms are served by a stylish family bathroom.

Outdoor

The approach to the property is every bit as impressive as the accommodation itself. Situated within an attractive and exclusive courtyard setting shared with only a small number of neighbouring homes, the property enjoys a peaceful and highly private environment.

A substantial double garage with electric up-and-over door provides excellent parking for large vehicles, together with extensive storage and workshop potential. A separate storeroom and pedestrian access to the rear garden add further practicality and flexibility.

The rear gardens are undoubtedly one of the property's most appealing features. Beautifully landscaped to create a series of distinct outdoor spaces, they have been designed to follow the sun throughout the day. A generous breakfast terrace directly adjoins the garden room, creating the perfect setting for outdoor dining and entertaining. Steps rise to expansive lawned gardens enclosed by attractive stone walling, mature planting and established boundaries, offering both privacy and a wonderful backdrop for family life. Additional terraces and seating areas provide numerous opportunities to relax and enjoy the tranquil surroundings.

Location

Nestled within the rolling Northamptonshire countryside, Hinton-in-the-Hedges is one of the area's most sought-after and picturesque villages. Surrounded by open farmland and beautiful rural scenery, it offers an exceptional lifestyle that successfully balances peaceful country living with a vibrant community spirit.

The village is renowned for its welcoming atmosphere and hosts a variety of well-supported events throughout the year, including traditional summer fetes, community celebrations and family-friendly gatherings.

Despite its idyllic setting, the village remains conveniently placed for access to Banbury, Brackley, Buckingham and Milton Keynes, providing excellent connections for commuters whilst enjoying all the benefits of village life.

This outstanding home represents a rare opportunity to acquire a substantial, beautifully presented family residence offering exceptional living space, landscaped gardens, extensive garaging and an enviable village setting within one of the region's most desirable locations.





Ground Floor



First Floor

Total floor area 238.8 m² (2,570 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



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EPC Rating: C Council Tax
Band: F

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Tenure: Freehold



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