



24 Park End, Croughton
Brackley, Northants, NN13 5LX



ROUND & JACKSON
ESTATE AGENTS





A beautifully presented three-bedroom detached bungalow with a double garage and private rear garden, ideally located on the edge of the village. The property benefits from a large driveway and generous frontage.

The property

Situated within the highly regarded village of Croughton, this beautifully presented three-bedroom detached bungalow occupies a generous plot, set well back from the road with an extensive driveway and impressive frontage, leading to a double garage. The property enjoys a high degree of privacy, complemented by a well-maintained rear garden. The accommodation is both spacious and well laid out, beginning with a large and welcoming entrance hall that sets the tone for the rest of the home. There is a modern, well-appointed kitchen with a separate utility room, a generous sitting room, and a separate dining room, providing excellent space for both everyday living and entertaining. In addition, a conservatory overlooks the rear garden, offering a pleasant and versatile reception area. There are three well-proportioned bedrooms, served by two bathrooms and a separate cloakroom, making the property ideal for a range of buyers including families and those looking to downsize without compromising on space. The property is presented in excellent condition throughout, with the added benefit of a complete new roof installed approximately two years ago. Overall, this is a rare opportunity to acquire a particularly well-maintained and spacious bungalow in a sought-after village location.

Entrance Hall

A large and welcoming entrance hall providing an immediate sense of space, with access to the principal rooms and ample space for furniture, creating an excellent first impression.

Sitting Room

A generously proportioned sitting room offering a bright and comfortable living space, ideal for both everyday living and entertaining, with pleasant views over the garden.

Dining Room

A well-presented dining room providing an ideal setting for formal dining and family gatherings, conveniently positioned close to the kitchen.

Kitchen

A modern and well-appointed kitchen fitted with a range of units and work surfaces, offering excellent storage and preparation space, perfectly suited to modern living.

Utility Room

A practical utility room providing additional storage and space for appliances, helping to keep the main kitchen area uncluttered. Door to rear garden and door to garage.

Conservatory

A delightful conservatory overlooking the rear garden, providing a versatile reception space and an ideal spot to relax while enjoying views of the outside.

Bedroom One

A spacious double bedroom with ample room for wardrobes and bedroom furniture and a modern en-suite shower room.

Bedroom Two

A further well-proportioned double bedroom, ideal for guests or family members.

Bedroom Three

A comfortable third bedroom, which could also be used as a study or home office if required.

Bath/Wet Room

A well-appointed wet room featuring a double-sized shower enclosure, WC and wash hand basin, designed for both practicality and ease of use with a clean, modern finish.

Garage

A spacious double garage fitted with an electric roller door, also housing the boiler and water tanks, providing both secure parking and useful storage space.



Outside

The property enjoys a generous frontage with a large driveway providing ample parking and an excellent sense of approach. To the rear, there is a private garden laid mainly to lawn with well-stocked flower and plant borders and two useful sheds. The garden extends to the side of the property, also laid to lawn and complemented by established borders, creating a spacious and attractive outdoor setting.

Situation

Croughton is a popular village situated to the south-west of Brackley, on the Northamptonshire/Oxfordshire borders. The village offers a range of useful local amenities including The Blackbird Inn public house, a primary school, Co-operative shop, Croughton Tea Rooms, a parish church and village hall. More comprehensive facilities can be found in the nearby towns of Brackley, Bicester and Banbury, the latter offering the Castle Quay Shopping Centre and Spiceball Leisure Centre. The village enjoys convenient access to the A43 dual carriageway, providing links to both the M40 and M1 motorways. Mainline railway services are available from Banbury and Bicester, with direct routes to London Marylebone.

Directions

From Banbury town centre, proceed in a southerly direction along the Oxford Road and continue for approximately two miles to Twyford. Continue for a further quarter of a mile to the traffic lights, then turn left onto the Aynho Road. Follow this road through the village of Aynho and, shortly after leaving the village, turn left signposted towards Croughton. Upon entering Croughton, continue through the village, passing the Co-op, where the property will be found on the right-hand side.

Services

All mains services connected.

Local Authority

South Northamptonshire Council. Tax band E.

Viewing Arrangements

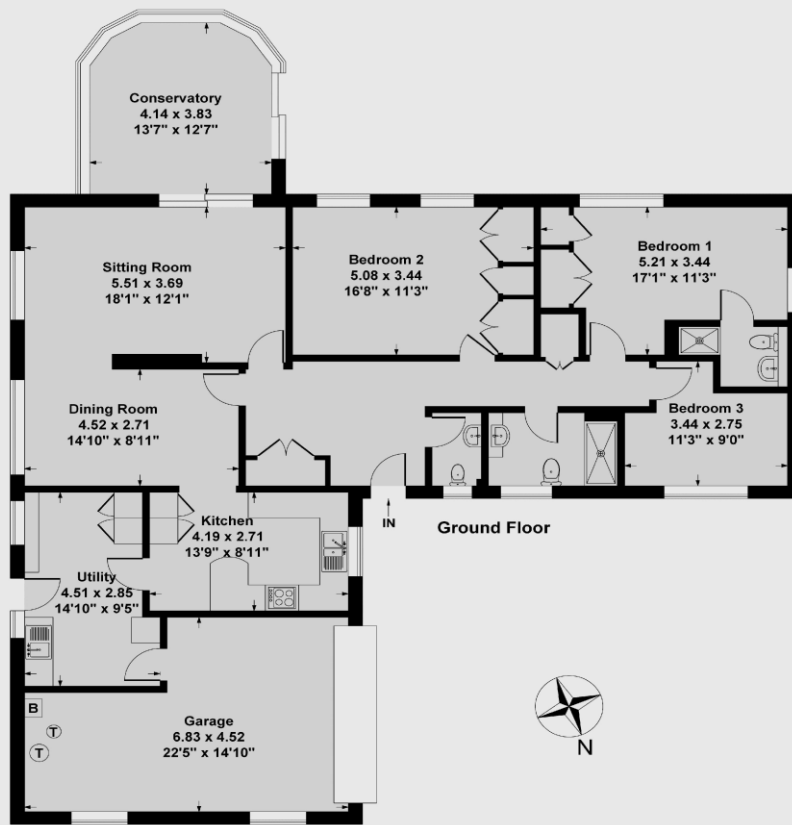
By prior arrangement with Round & Jackson.

Tenure

A freehold property.

Asking Price: £675,000





Ground Floor Approx Area = 144.80 sq m / 1559 sq ft
Garage Approx Area = 25.60 sq m / 276 sq ft
Total Area = 170.40 sq m / 1835 sq ft
 Measurements are approximate, not to scale,
 illustration is for identification purposes only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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