



Herb Cottage, High Street, Culworth, Northamptonshire, OX17 2BD

HOWKINS &
HARRISON

Herb Cottage, High Street,
Culworth, Northamptonshire, OX17
2BD

Offers in Excess of: £480,000

This delightful extended mid-terrace stone cottage set in the heart of the sought after village of Culworth is full of character and charm and retains many original features. Offering two reception rooms, two bedrooms and two bathrooms, the property further benefits from a garden, ample parking on a gated driveway, a garage, and a range of outbuildings.

Features

- Mid-terrace stone cottage
- Many original features
- Two reception rooms
- Kitchen/dining room
- Two bedrooms
- Shower room & separate bathroom
- Gardens
- Garage and outbuildings
- Driveway parking
- Energy rating D



Location

The highly regarded village of Culworth is located approximately 7 miles from Brackley, 8 miles from Banbury and 11 miles from Towcester, which all provide local shopping. There is good access to the M40 at junction 11. Train stations at Banbury offer journey times to London Marylebone from 55 minutes and from Milton Keynes to London Euston from 35 minutes. Northampton, Banbury, Oxford, Chipping Norton and Milton Keynes are all within convenient commuting distance.

Culworth is a thriving village with an excellent primary school, the popular Red Lion pub, parish church, a butcher's shop, and The Forge coffee shop. There is a range of independent schools in the area including the Carrus School near Banbury, Winchester House in Brackley, Stowe School and Akeley Wood School.

Sporting activities in the area include golf at Whittlebury Hall and Silverstone, sailing at Draycote Water, Pitsford and Hollowell Reservoirs, and of course motor racing at the world famous Silverstone race circuit.



Ground Floor

Entrance hall, sitting room with inglenook fireplace and wood burning stove, family room with a wood burning stove, spacious kitchen/dining room with a walk-in pantry and a range of fitted units and with French doors opening out to the garden. There is also a ground floor bathroom.

First Floor

There are two good double bedrooms, one enjoying views over the garden, and a shower room.





Outside

The cottage is set in the centre of this sought after village and benefits from a gated driveway offering ample parking and leading to a range of outbuildings and to the garden. French doors from the kitchen dining room open onto the patio where steps lead to the garden beyond. The garden is mostly laid to lawn with borders containing mature bushes and shrubs. At the far end of the garden is a summer house and a further seating area.

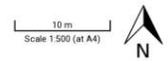
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Land App



Produced on Land App, Mar. 5, 2025
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Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact Tel:01327-353575.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

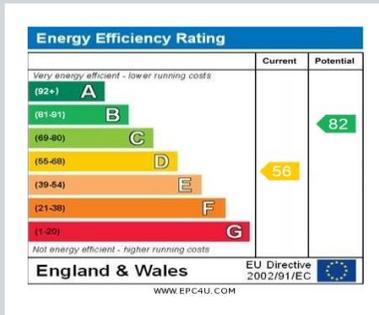
Services

The following services are connected to this property: Electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, and drainage services. Oil central heating.

Local Authority

West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band - C



Howkins & Harrison

98a Watling Street, Towcester, Northamptonshire NN12 6BT

Telephone 01327 353575
 Email property@howkinsandharrison.co.uk
 Web howkinsandharrison.co.uk
 Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)
 Twitter [HowkinsLLP](https://twitter.com/HowkinsLLP)
 Instagram [HowkinsLLP](https://www.instagram.com/HowkinsLLP)

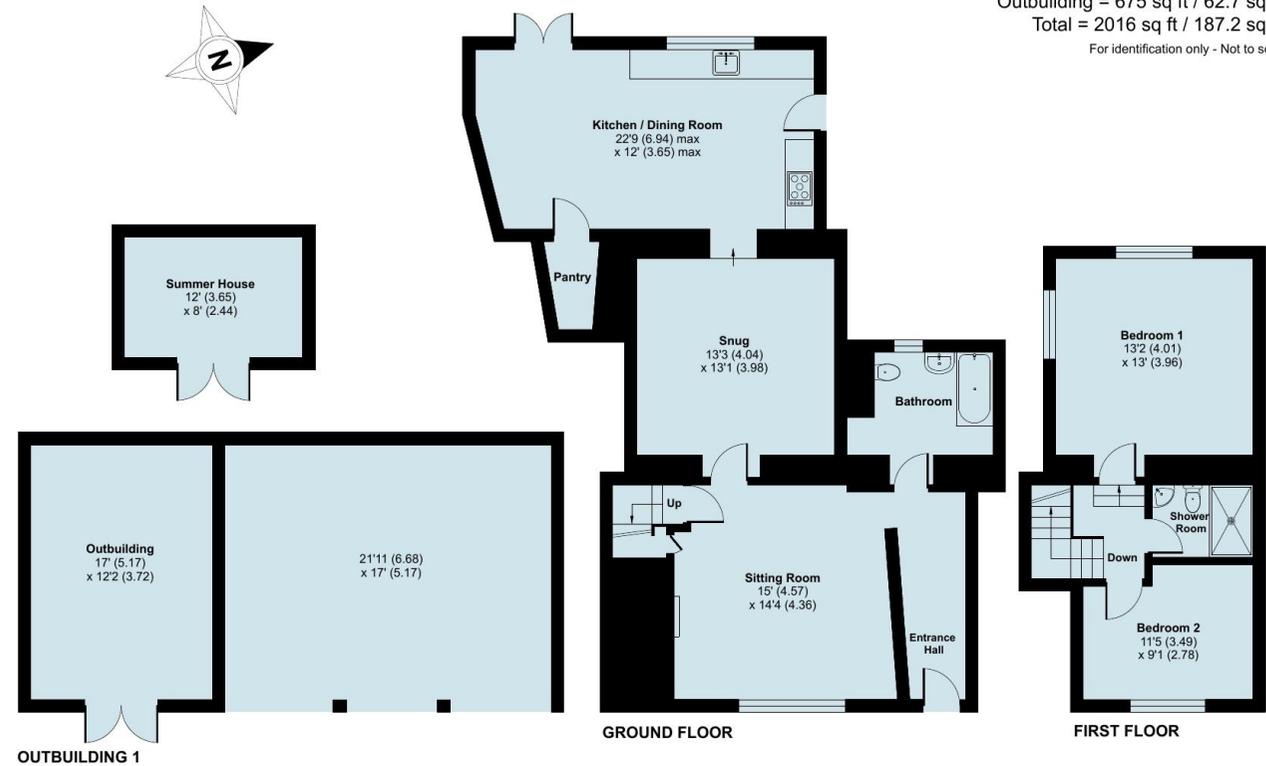
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Approximate Area = 1341 sq ft / 124.5 sq m

Outbuilding = 675 sq ft / 62.7 sq m

Total = 2016 sq ft / 187.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Howkins & Harrison. REF: 1251806

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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