

45 The Twistle, Byfield, Northamptonshire, NN11 6UR

DEBBIE COX
Your personal estate agent
eXp UK

45 The Twistle,
Byfield,
Northamptonshire,
NN11 6UR

Offers Over: £600,000

A beautifully renovated family home, finished to an exceptional standard and situated on the edge of this ever-popular village. Offering four bedrooms and two bathrooms, the property combines versatile accommodation with thoughtfully designed open-plan living. Highlights include a superb kitchen/breakfast/family room and an impressive vaulted first floor sitting room with a private balcony enjoying wonderful countryside views. Outside, a beautifully landscaped and enclosed garden provide an ideal setting for relaxation and entertaining. Further benefits include ample off-road parking, electric gated entry and a substantial single garage. Conveniently located close to the village amenities, this individual home warrants early viewing.

VIEWINGS
Strictly by Appointment. Contact your local EXP Agent, Debbie Cox on 0777 301 7523 or email debbie.cox@exp.uk.com









GROUND FLOOR

Entrance Hall / Dining Area
A generous entrance hall opens directly into the dining area, creating a welcoming open-plan approach which continues throughout much of the home. Double glazed windows to the front provide a pleasant and private aspect over the front garden, while double glazed French doors provide access to the rear garden. Stairs rise to the first floor sitting room and a useful cupboard beneath the stairs provides additional storage, with a work surface fitted over.
The dining area offers ample space for a large dining table and provides a particularly sociable setting for entertaining family and friends. From here, the accommodation flows naturally into the kitchen/breakfast/family room.

Kitchen / Breakfast / Family Room
The kitchen, breakfast and family areas combine to create a wonderful central hub to the home, with the different areas flowing naturally together while providing flexibility for everyday family life and entertaining.

Kitchen Area
The kitchen is fitted with a range of base and eye-level units with work surfaces over, incorporating a one-and-a-half bowl sink unit with mixer tap. A peninsula breakfast bar provides a useful additional area for informal dining and offers a natural connection between the kitchen and the rest of the room. A double glazed window overlooks the private front aspect. Integrated appliances include a built-in double oven, integral dishwasher and Neff electric hob with extractor over.

Family Area
Positioned comfortably between the kitchen and dining areas, the family area provides a relaxed and welcoming space at the heart of the home. The room is filled with natural light from a large double glazed window to the rear elevation together with double glazed French doors opening onto the rear garden. An electric fireplace is fitted to one wall, while the generous proportions provide considerable flexibility for the next owner to use the space according to their individual needs.

Utility Room
Situated directly off the kitchen area, the utility room provides a practical and useful addition to the accommodation.
A double glazed door provides access to the front of the property, while a double glazed window and skylight to the rear ensure the room benefits from plenty of natural light. There is plumbing and space for both a washing machine and tumble dryer.

Bedroom Two
Situated on the ground floor, bedroom two is a light and airy double bedroom with a double glazed window to the front elevation overlooking the private front garden.

Bedroom Three
Positioned to the rear of the property, bedroom three is a further double bedroom with double glazed French doors opening directly onto the rear garden. The room also benefits from a range of built-in wardrobes, providing useful storage.

Bedroom Four
Currently arranged as a salon for the current owner's business, this versatile double bedroom could easily be returned to its original use or adapted to suit a variety of needs, including a bedroom, home office or additional reception space. Double glazed French doors open directly onto the rear garden.
















Ground Floor Shower Room

The ground floor shower room is fitted with a low-level flush WC, pedestal wash hand basin and separate shower cubicle. The room is fully tiled and features a large mirror to one wall, ceramic tiled flooring and a heated towel rail.

FIRST FLOOR

Sitting Room

A truly impressive and individual feature of the property, the first floor sitting room has been beautifully designed around a striking vaulted ceiling, creating a wonderful sense of space and calm. Large windows to the front elevation make the most of the property's elevated position and enjoy views over the surrounding open countryside. A door opens directly onto the private balcony, providing a lovely spot to sit and enjoy the views. To the rear, further full-length double glazed windows flood the room with natural light and provide views over the rear garden. The room also offers excellent storage with a door leading to a storage cupboard with further eaves storage beyond, while an additional cupboard houses the gas-fired boiler and hot water tank, with useful space for hanging clothes.

A multi-fuel stove provides an attractive focal point and creates a cosy setting during the colder months. This is a particularly impressive room and one which really needs to be seen to be fully appreciated.

Principal Bedroom
The principal bedroom is another particularly strong feature of this wonderful home. Generous double glazed windows to the front, side and rear elevations ensure the room enjoys an abundance of natural light, while the vaulted ceiling follows the roofline and adds to the feeling of space. A range of built-in wardrobes with mirrored fronts provides excellent storage.

En-Suite Bathroom
The generously proportioned en-suite bathroom has an obscured double glazed window to the rear elevation and is fitted with a full suite comprising panelled bath, double fully tiled shower cubicle, WC and wall-mounted wash hand basin with built-in drawer storage beneath. The walls are tiled to half-height and there is a heated towel rail. Further useful storage is available within the eaves.

OUTSIDE

Front Garden & Parking
The front garden is accessed via an electric gate, providing entry to the off-road parking, or alternatively through a pedestrian gate to the side of the property.

The garden is enclosed by attractive stone walling and established shrubs and trees provide a natural degree of privacy. There is ample off-road parking together with a lawned area and pathway leading to the entrance door and continuing towards the rear of the property. Access can also be gained to the substantial single garage.

Rear Garden
The beautifully landscaped rear garden provides a private and attractive outdoor space, with a large patio area positioned to make the most of the garden and provide an excellent setting for outdoor entertaining. The patio continues along the rear of the property, providing access to the various French doors leading into the ground floor accommodation. Access is also available to the rear of the garage, with side access gates positioned to either side of the property. The garden enjoys a particularly private aspect and is fully enclosed by established conifer hedging.

Garage
The single garage is accessed via a metal up-and-over door and also benefits from a further door opening directly onto the rear garden. The garage has light and power connected and is fitted with work benches, providing useful additional workspace and storage.

Summary
This property is an exceptional family home which has been fully renovated and finished to an extremely high standard. The property combines generous and versatile accommodation with a particularly impressive first floor sitting room, vaulted ceilings, private balcony and wonderful views over the surrounding countryside. The open-plan ground floor provides a sociable and practical layout, while the four bedrooms, two bathrooms and additional flexible spaces offer plenty of scope to suit a variety of individual requirements. Outside, the beautifully landscaped and private gardens, substantial garage, ample off-road parking and electric gated entry further complement the property. Situated on the edge of this ever-popular village and within easy reach of its many amenities, this is a home which offers both quality and versatility in a particularly appealing setting. Viewing is highly recommended to fully appreciate the quality, space and individuality that this property has to offer.

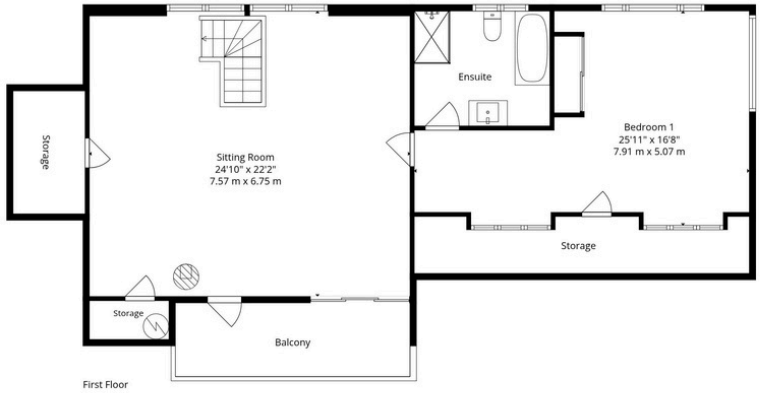


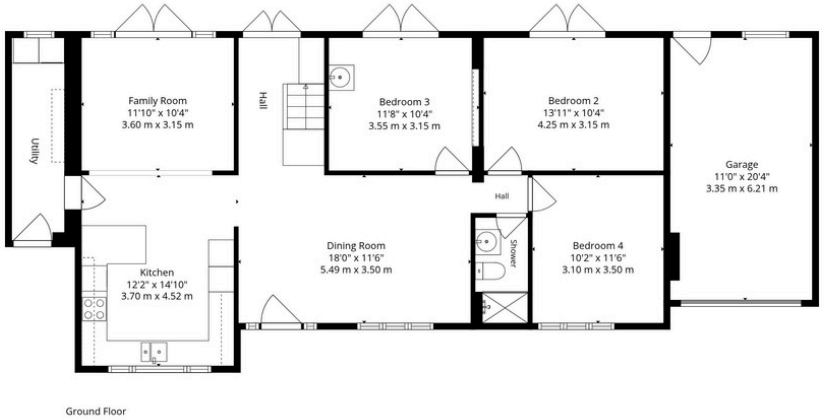


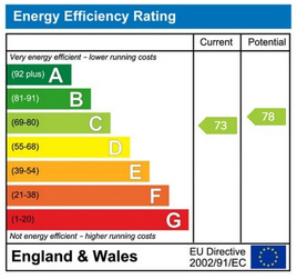

LOCATION

This property is conveniently situated in the heart of Byfield with many amenities close by. Byfield is a thriving village offering many amenities and has a strong sense of community. There is a GP surgery with pharmacy, village shop with post office, petrol station with essential shopping and the Cross Tree Inn public house. There are numerous clubs and societies within the village to include bowls, football, cricket and tennis as well as an active village hall with regular events and social functions and a nearby children's play area. In addition, there is a village primary school and nursery. There is also a bus stop within walking distance providing an hourly service to neighbouring villages and towns to include Daventry and Banbury.

The towns of Daventry, Banbury, Towcester, Northampton and Milton Keynes are within travelling distance and provide more extensive shopping, recreational and cultural facilities. Communication links include the M40 motorway (J11) at Banbury (approx 9 miles) and M1 (J16) (approx. 12 miles). The closest railway station is Banbury (approx 15 miles) or Leamington Spa (approx. 17 miles) and there is a regular bus service to Banbury and Daventry.
Byfield is within easy reach of local attractions including Canons Ashby National Trust (5 miles) and Farnborough Hall (8 miles), plus the Grade I listed Tudor home of the Washington family, Sulgrave Manor (8 miles). The National Herb Centre is at Warmington (10.7 miles). There is an RC racing facility at Nemo Racing (10 miles) and the Silverstone racing circuit is 15 miles away.







Total: 2113 sq. Ft, 196 m2
Ground Floor: 1123 sq. Ft, 104 M2, First Floor: 990 sq. Ft, 92 m2
Excluded Areas: Garage: 224 sq. Ft, 21 M2, Storage: 171 sq. Ft, 16 M2, Balcony: 104 sq. Ft, 10 M2,
Walls: 185 sq. Ft, 17 m2

Floor Plan Created By Harper & Reid. Measurements Deemed Highly Reliable But Not Guaranteed

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Important Information

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. Only fixtures and fittings mentioned in these particulars are included in the sale, all other items are specifically excluded. Photographs and other media are provided for general information and items shown are not included in the sale unless specified in the sale particulars. Where property alterations to the property have been undertaken, buyers should check that relevant permissions have been obtained. None of the fixtures, fittings, services and appliances have been tested by the agent, are not certified or warranted in any way and therefore no guarantee can be given that they are in working order. Floorplans are provided for reference only and measurements are approximate. Purchasers are responsible to make their own enquiries with the appropriate authorities in relation to the location, adequacy and availability of mains water, electricity, gas, drainage and any other services. If you have any particular questions, let us know and we will verify it for you. These particulars do not constitute all or part of a contract. The full EPC report can be located at https://find-energy-certificate.service.gov.uk/energy-certificate/8500-6213-0122-6623-3363 or contact the agent for a copy in PDF format.