

**NEW INSTRUCTION**



**LAVENDER COTTAGE**  
Little Street, Sulgrave, OX17 2SG

 **DAVID COSBY**  
ESTATE AGENTS



# Lavender Cottage

Little Street, Sulgrave, OX17 2SG

Total GIA Floor Area | Approx. 70 sqm (753 sqft)

## Features

- Delightful Edwardian three-bedroom cottage
- Recently renovated and modernised to a high standard
- Exceptional EPC Rating A
- Solar panels, air source heat pump and 12 kW battery storage
- Attractive brick and stone elevations
- Sitting room with newly fitted wood-burning stove
- Stylish kitchen/dining room with French doors to garden
- Three bedrooms and newly fitted family bathroom
- South-facing rear garden extending to approximately 60 feet
- Sought-after village location and available with no onward chain

## Description

A delightful Edwardian three-bedroom cottage situated in the heart of the peaceful and highly regarded village of Sulgrave. Recently renovated and modernised to a high standard, the property successfully combines attractive period character with impressive modern energy efficiency. Improvements include solar panels, an air source heat pump and a 12 kilowatt battery storage system, helping to support the property's exceptional EPC Rating A and allowing electricity to be stored for use at peak times.

The accommodation has been thoughtfully refurbished throughout and includes a welcoming entrance hall with bespoke cloak storage, a well-proportioned sitting room with wood-burning stove, and a beautifully appointed kitchen/dining room extending across the full width of the rear elevation with French doors opening onto the garden. To the first floor are three bedrooms and a newly fitted family bathroom finished in a traditional style sympathetic to the age of the property.

Externally, the property benefits from an enclosed south-facing rear garden extending to approximately 60 feet, arranged over two tiers with a large stone patio, lawned garden, and useful timber potting/storage shed. Gated side access provides convenient pedestrian access to the rear.

A RARE OPPORTUNITY TO ACQUIRE A PERIOD HOME THAT HAS BEEN COMPREHENSIVELY UPGRADED FOR MODERN LIVING, WHILST CAREFULLY RETAINING ITS ORIGINAL EDWARDIAN CHARM.



# The Property

## Entrance Hall

Accessed via a traditional panelled entrance door with decorative leaded light window, the entrance hall provides a practical and welcoming arrival space. A butt and bead timber panelled cloak and boot store incorporates a seat, shelving and cloak hooks, creating useful storage for coats and outdoor footwear.

The floor is finished with terracotta tiles, while a straight flight of timber stairs with loop pile carpet rises to the first-floor accommodation. An original four-panel pitch pine door with toplight opens through to the main sitting room. The walls are finished in neutral emulsion, and mains-backed smoke detection is fitted.

## Sitting Room

A well-proportioned sitting room with a two-unit top-hung casement window to the front aspect, providing good natural light. The floor is finished with engineered oak boards, while the walls are neutrally decorated, with feature Arts and Crafts-style lining paper to the chimney breast. The focal point of the room is a newly fitted wood-burning stove set within a traditional surround, with tiled hearth and original facing brick reveals. A matching four-panel pitch pine door with toplight and brass ironmongery opens through to the kitchen/dining area.

## Kitchen / Dining Room

Extending across the full width of the rear of the property, the kitchen/dining room is a bright and well-planned space with newly fitted double-glazed French doors opening directly onto the patio, creating good indoor/outdoor connectivity. A three-unit casement window provides further natural light and an attractive outlook over the rear garden. The floor is finished with engineered oak boards flowing through from the sitting room, with neutral wall finishes throughout. There is space for a table and chairs, with pendant lighting above the dining area.

The newly fitted kitchen comprises sage green Shaker-style base and wall units with brass ironmongery, chamfered marble-effect quartz work surfaces and matching splashbacks. Built-in appliances include a Bosch washing machine, dishwasher, electric oven, microwave, and four-burner induction hob with extractor hood and light above. A traditional butler-style sink with brushed brass-effect mixer tap is positioned beneath the rear-facing window. Evenly spaced recessed lighting to the kitchen area provides good task lighting. A timber flush door opens to a large understairs cupboard, which houses the photovoltaic panel inverter and is finished with matching engineered oak boards.





# The Property

## First Floor Landing

The centrally located first-floor landing is finished with matching loop pile carpet and features oak balustrades, painted newel posts and profiled handrails. Traditional solid timber panel doors with brass ironmongery open to the principal bedrooms and family bathroom. A two-door airing cupboard houses the modern thermal hot water store. Mains-backed smoke detection is installed, and a timber ceiling hatch provides access to the roof void.

## Bedroom One

A double bedroom positioned to the front right-hand side of the property, with a two-unit top-hung casement window providing natural light. The walls are neutrally decorated, and the floor is finished with stained original timber boards. A feature open fireplace provides an attractive focal point, with a traditional timber surround, quarry tile hearth, and cast-iron insert and grate.

## Bedroom Two

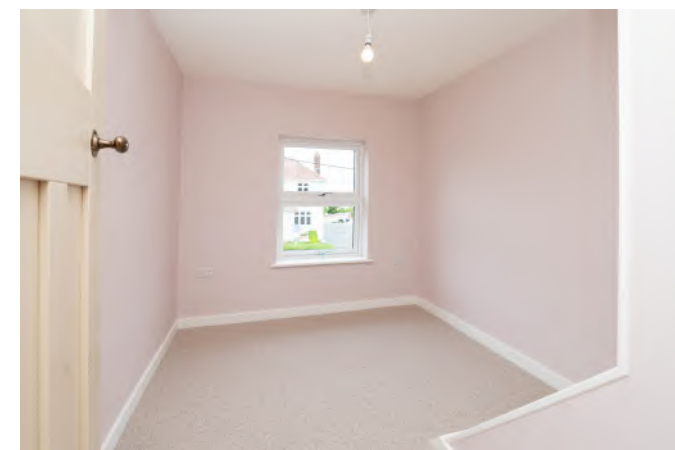
A further double bedroom positioned to the rear right-hand side of the property, with a two-unit casement window providing pleasant views over the rear garden. The room is neutrally decorated and finished with matching loop pile carpet. A further open fireplace provides an attractive period focal point, with a traditional timber surround and cast-iron insert and grate.

## Bedroom Three

A single bedroom positioned to the front left-hand side of the property, with a two-unit top-hung casement window providing natural light. The room is finished with matching loop pile carpet and tasteful neutral wall coverings.

## Bathroom

The bathroom is fitted with a newly installed three-piece suite comprising a bath with chrome mixer tap, rainfall shower rose, separate handheld shower hose and tempered glass screen, together with a wall-mounted ceramic wash hand basin with traditional chrome mixer tap and a WC with concealed cistern. The floor is finished with timber-effect sheet vinyl, while the bath and shower area features attractive metro tiling. A two-unit frosted casement window provides good natural light. Heating is provided by a tall chrome ladder towel rail, with ceiling-mounted mechanical extract ventilation, recessed spotlights, and two traditional wall lights positioned either side of the mirrored wall cabinet.





## Grounds

### Front Aspect

The property occupies an attractive position along Little Street, with an appealing Edwardian front elevation featuring decorative banded brickwork and cambered brick arches beneath a pitched slate roof. Set back slightly from the public highway behind a planted lavender verge, the house enjoys an attractive street presence within the village. Engineering brick steps rise to the panelled entrance door with decorative toplights, whilst gated side access leads through to the enclosed rear garden.

### Rear Garden

The property benefits from a pleasant south-facing rear garden extending to approximately 60 feet, arranged over two tiers. A large riven stone patio adjoins the rear of the house, with French doors opening directly from the kitchen/dining area, creating an attractive space for outdoor dining and entertaining.

Steps lead up to a well-maintained lawned garden with low-level timber planters, bounded by traditional limestone walls and close-board fencing. To the far end of the garden there is a useful newly erected timber potting/storage shed.

## Thinking of Selling?

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## Location

Sulgrave is a highly regarded village in South Northamptonshire, best known as the site of Sulgrave Manor, the Tudor home of George Washington's ancestors and now a museum and cultural centre. The village retains a mix of period properties, winding lanes, and attractive countryside surroundings.

Local amenities include a well-stocked community shop and post office, a traditional public house, and a parish church, together with an active village hall hosting regular events. The surrounding countryside offers excellent opportunities for walking and cycling, with numerous footpaths linking to nearby hamlets and scenic farmland. For more extensive facilities, the market towns of Banbury (approximately 8 miles) and Brackley (approximately 6 miles) provide a comprehensive range of shops, supermarkets, schools, and leisure facilities. Towcester lies around 12 miles to the east, with additional services and community amenities.

The village is well placed for road and rail links: the A422, A43, and M40 are all within easy reach, giving straightforward access to Oxford, Northampton, Milton Keynes, and Birmingham. Mainline rail services from Banbury provide fast and frequent connections to London Marylebone (from around 55 minutes) and Birmingham Moor Street and Snow Hill (from around 50 minutes), making Sulgrave an attractive base for both commuters and those seeking a rural setting.

## Property Information

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

**Services:** Mains electricity, water and drainage are connected. Heating is provided by an air source heat pump. The property also benefits from solar photovoltaic panels and a 12kW battery storage system.

**Council Tax Band:** Band D **EPC Rating:** A

**Broadband:** Superfast available with up to 80Mbps Download

### Important Notice

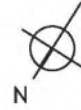
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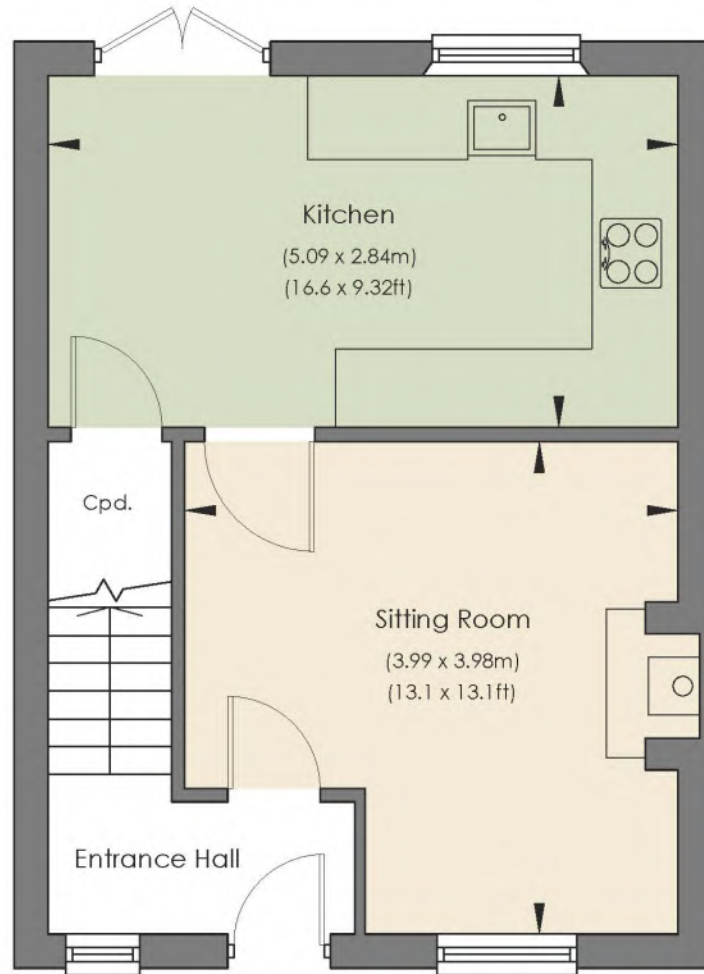
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Approximate GIA (Gross Internal Area) = 70 sqm (753 sqft)

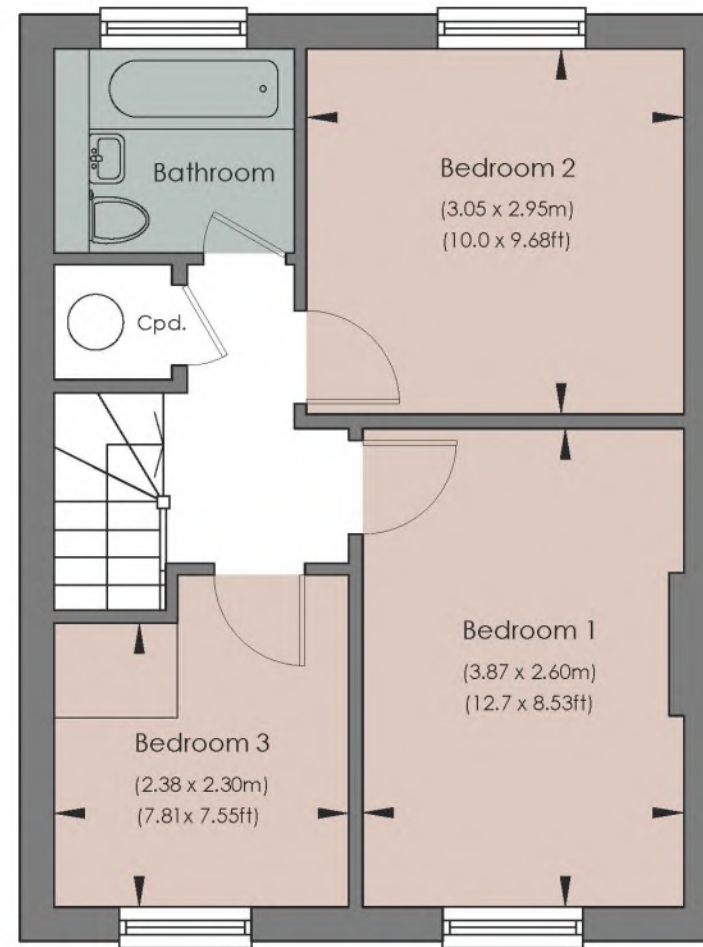


David Cosby Chartered Surveyors & Estate Agents

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.



GROUND FLOOR GIA = 35 sqm (377 sqft)



FIRST FLOOR GIA = 35 sqm (377 sqft)



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