



Cruckberry Cottage, 11a High Street, BYFIELD, NN11 6XQ

DEBBIE COX
Your personal estate agent **exp** UK

Cruckberry Cottage
11a High Street
BYFIELD
NN11 6XQ

Guide Price: £550,000

Cruckberry Cottage is a beautifully presented period home combining timeless character with contemporary style. The property features a modern fitted kitchen, stylish bathrooms, and a spacious open-plan living area complemented by a cosy, traditional snug. The first-floor landing offers a versatile space, currently used as a TV area, with four bedrooms including a generous master with ensuite and a family bathroom.

Located in a highly sought-after village with amenities such as a pub, shop, post office, health centre, and primary school, this home is also just a 20-minute drive from Banbury railway station. Finished to a high standard throughout and offering potential to extend into the garage (subject to planning), it's a perfect blend of period charm and modern living.

VIEWINGS

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



GROUND FLOOR

The ground floor features spacious open-plan living accommodation, ideal for family life and entertaining, complemented by a cosy, traditional snug — the perfect space to unwind in the evenings.

Enter through the entrance porch, which provides convenient internal access to the garage.

The garage features windows to the front elevation and, although currently used for storage, offers excellent potential for conversion to additional living or working space (subject to the necessary planning consent).

Glass-panelled French doors open into the spacious open-plan family living and dining area, a bright and inviting space that retains many of the home's beautiful character features.

The dining area boasts exposed wooden flooring, and a beautifully carved wooden window seat adds a unique touch of

craftsmanship and character, while the living area is centred around a charming feature fireplace, adding warmth and character.

A separate traditional snug offers a cosy retreat, complete with an exposed stone fireplace with a wood-burning stove inset and elegant flooring.

The contemporary fitted kitchen is equipped with a full range of modern units and generous work surfaces, with space for a breakfast area. A large window frames views across the garden, and a glazed door provides direct access outside to the rear garden.

FIRST FLOOR

A beautiful open balustrade staircase, enhanced by exposed beams to the walls and ceiling, leads to a surprisingly spacious landing. This versatile space is currently used as a TV area but would also make an ideal reading nook, study area, or hobby space.

The landing benefits from a large storage cupboard housing the hot water tank.

The master bedroom is generously proportioned, featuring windows to two elevations and built-in wardrobes. A step leads down to a stylish ensuite, beautifully fitted with a contemporary suite and offering excellent space.

The second bedroom is also of very good size, featuring a charming slim window with shutters, built-in cupboard, and shelving inset to the chimney breast.

There are two further well-proportioned bedrooms and a family bathroom, tastefully finished in a contemporary style with modern fittings and elegant tiling.







OUTSIDE SPACE

To the front of the property, there is gravelled off-road parking for at least two vehicles and a gated side access leading to the rear of the property.

The rear garden is fully enclosed, offering a pleasant outdoor retreat. A patio area lies immediately adjacent to the house, ideal for outdoor dining and entertaining. The remainder of the garden is laid to lawn with a further patio area situated at the top of the garden, providing an additional spot to relax.

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.

VIEWINGS

Your local EXP Agent, Debbie Cox can offer flexible viewing times, including out of hours. Please call 0777 301 7523 or email debbie.cox@exp.uk.com to request a viewing.

LOCAL AUTHORITY

West Northamptonshire Council.

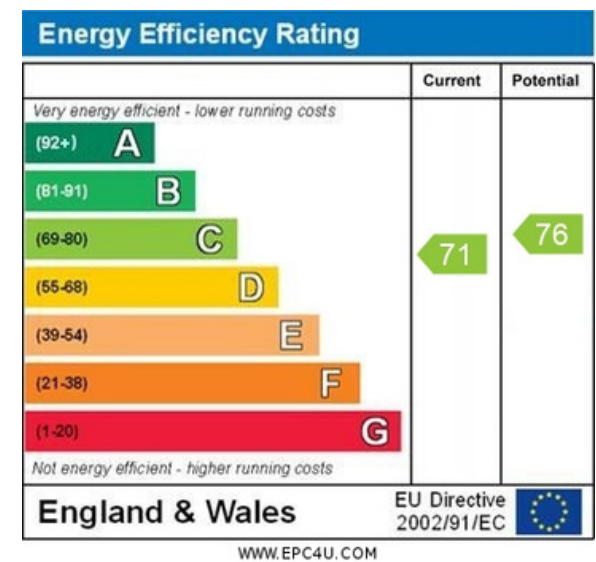
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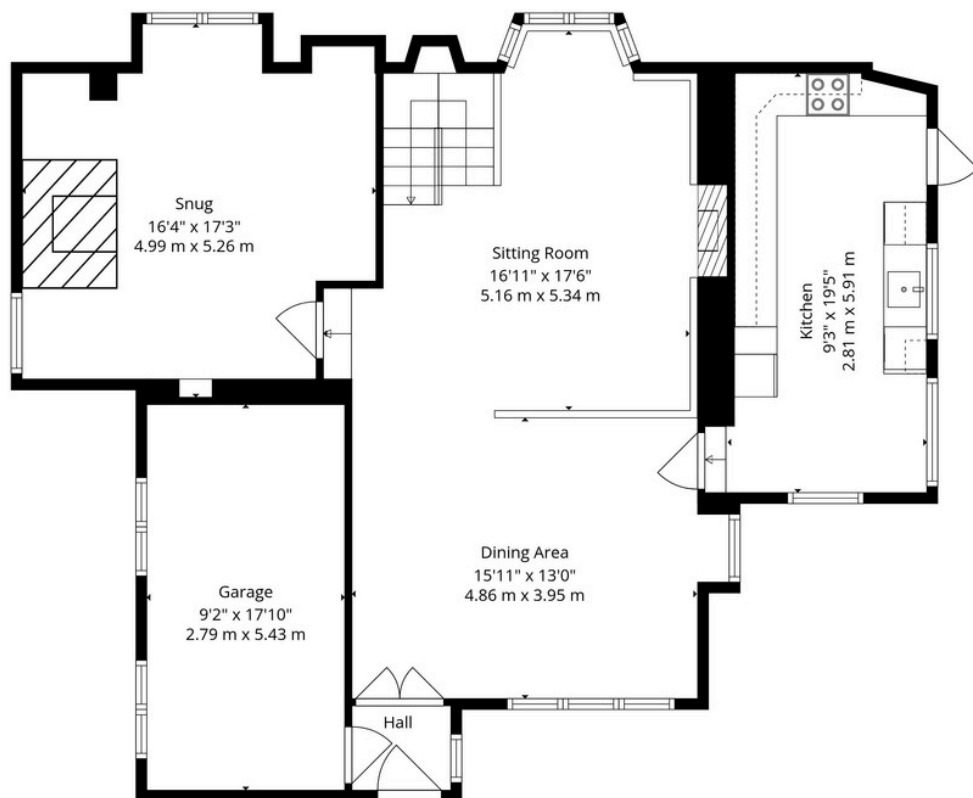
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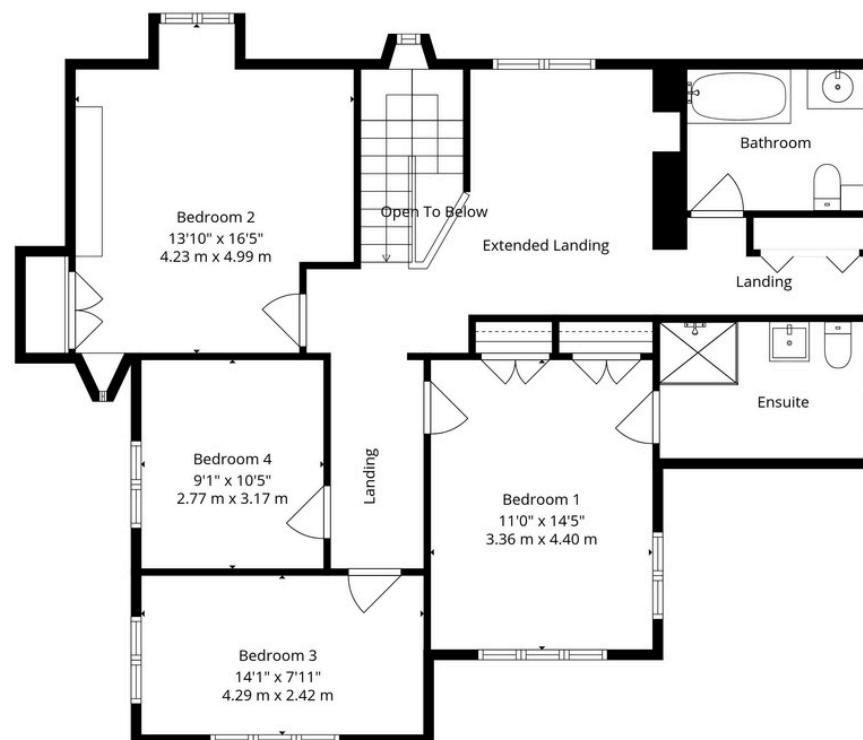


TOTAL: 2002 sq. ft, 186 m2

GROUND FLOOR: 944 sq. ft, 88 m2, 1ST FLOOR: 1058 sq. ft, 98 m2

EXCLUDED AREAS: GARAGE: 170 sq. ft, 16 m2, BAY WINDOW: 6 sq. ft, 1 m2, LOW CEILING: 9 sq. ft, 0 m2,
OPEN TO BELOW: 7 sq. ft, 1 m2, WALLS: 157 sq. ft, 16 m2

Floor Plan Created By Harger & 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/0478-3058-5202-8636-8200> or contact the agent for a copy in PDF format.

