

NEW INSTRUCTION



SYRESHAM

Malt Lane, Syresham, NN13



DAVID COSBY  
ESTATE AGENTS



# Syresham

Malt Lane, Syresham, NN13

Total GIA Floor Area | Approx. 61 sqm (657 sqft)



2 Bedrooms



2 Receptions



1 Bathroom

## Features

- Well-presented semi-detached house
- Enclosed rear garden
- Conservatory and patio areas
- Far-reaching countryside views
- Off-road parking
- Village location in Syresham

## Description

A well-presented two-bedroom semi-detached house with conservatory, off-road parking and far-reaching countryside views, situated in the village of Syresham.

Constructed in buff brick beneath a pitched and tiled roof, the property features soldier course detailing and a projecting tiled canopy above the principal entrance.

The accommodation is arranged over two floors and includes a front sitting room, kitchen/dining room across the rear elevation, conservatory, two bedrooms and a bathroom. Outside, there is parking to the front and opposite the property, together with an enclosed rear garden laid to patio, gravelled seating and lawn, enjoying open views over the surrounding countryside.



## A WELL-PRESENTED TWO-BEDROOM SEMI-DETACHED HOUSE WITH CONSERVATORY, OFF-ROAD PARKING AND AN ENCLOSED REAR GARDEN ENJOYING FAR-REACHING COUNTRYSIDE VIEWS, SITUATED IN THE VILLAGE OF SYRESHAM



# The Property

## Sitting Room

The sitting room is positioned to the front of the property and entered via a traditionally styled panelled door. A two-casement window to the front elevation provides natural light, and there is ample space for seating and freestanding media furniture.

The floor is finished in oak-effect laminate, while a staircase with white-painted timber balustrade and fitted carpet rises to the first floor. An archway opens through to the kitchen/dining room.

## Kitchen/Dining Room

Extending across the full width of the rear elevation, the kitchen/dining room is arranged as a practical open-plan space with a window overlooking the garden and fields beyond. The room is naturally divided, with the kitchen positioned to the right-hand side and a dining area to the left.

The kitchen is fitted with a range of shaker-style wall and base units with timber-effect roll-top work surfaces. A stainless steel sink and drainer with chrome mixer tap and directional hose is positioned beneath the window.

Appliances include an Elba range cooker with six-burner gas hob, double electric oven and a matching brushed steel extractor hood over. Hot water is supplied by an instantaneous electric water heater beneath the base unit, and there is space for a dishwasher and washing machine.

The dining area provides room for a small table and chairs, together with additional storage via a tall unit and space for a full-height fridge freezer. Patio doors open to the conservatory, allowing further natural light into the room.

## Conservatory

Positioned to the rear of the property, the conservatory is a useful additional reception area with double glazed panels and French doors opening directly onto the garden, providing convenient access and a good connection to the outside space.



## The Property

### **First Floor Landing**

The first-floor landing is finished with fitted carpet, and the stairwell is enclosed by a white-painted balustrades. A side-facing casement window provides natural light, and white four-panel doors open to the bedrooms, bathroom and storage cupboard.

### **Bedroom One**

A double bedroom positioned to the front of the property, with a two-casement window overlooking the front aspect. There is space for freestanding wardrobes, and the room is finished with fitted carpet, neutral wall finishes and perimeter coving.

### **Bedroom Two**

Positioned to the rear of the property, bedroom two is a single room well suited to use as a guest bedroom or home office. A two-casement window frames pleasant views over the surrounding countryside. The room is finished with fitted carpet, neutral wall finishes and perimeter coving.

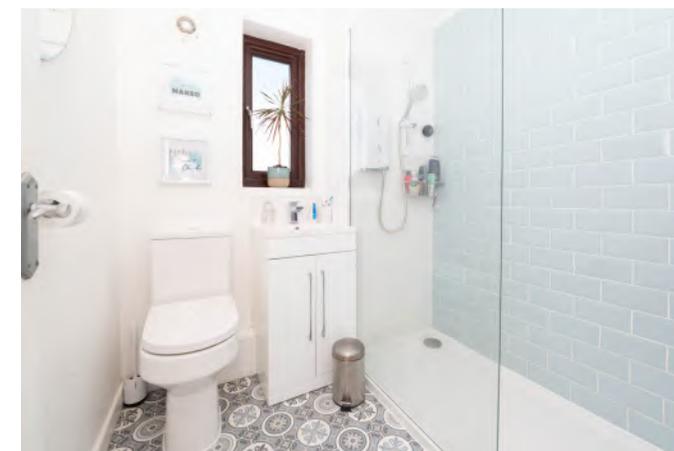
### **Bathroom**

The bathroom is fitted with a three-piece suite comprising a close-coupled WC, wash hand basin with chrome pillar taps and vanity storage below, and a double-width walk-in shower with tempered glass screen. The shower enclosure is finished with metro tiling, while the floor is laid with geometric patterned sheet vinyl. A chrome ladder-style towel rail provides heating, and a rear-facing casement window offers natural light and ventilation. Mechanical extract ventilation is also fitted.



## Thinking of Selling?

If you are considering selling or letting, our team of Chartered Surveyors and Estate Agents would be pleased to provide a no-obligation valuation. With strong local knowledge, sound market insight and a carefully considered approach to marketing, we offer clear advice tailored to your property and the current market. Please contact us to arrange a free appraisal.



## Grounds

### Front Aspect

The property is approached via a shared driveway and occupies a cul-de-sac location within the village. A hardstanding area to the front provides off-road parking for one vehicle, with two further allocated bays located opposite on a gravelled forecourt, edged by a raised planted border. Slate chippings to the front elevation offer space for container planting, and a gravelled pathway extends along the side of the house to a gated entrance to the rear garden. The side access is shared with the neighbouring property.

### Rear Garden

The rear garden enjoys far-reaching views over the surrounding countryside. French doors open directly onto a patio terrace, providing an effective extension of the living space and a practical area for outdoor dining. The paved terrace continues along the right-hand side to a further gravelled seating area overlooking the fields beyond. The remainder of the garden is laid to lawn with planted borders and enclosed by close-board fencing.



## Location

Syresham is a well-regarded South Northamptonshire village situated close to the Oxfordshire border, offering a rural setting while remaining accessible to nearby market towns. The village retains includes a parish church, village hall, primary school and public house, together with a network of public footpaths and bridleways providing access to the surrounding countryside.

More comprehensive amenities are available in the nearby towns of Brackley and Towcester, both of which provide a range of shops, supermarkets, schooling and everyday services. The area is also well placed for access to Banbury, which offers a wider range of retail and leisure facilities, together with a mainline railway station providing services to London Marylebone.

The location is convenient for road connections, with access to the A43 and M40 enabling travel to Oxford, Milton Keynes and beyond. The wider area is characterised by rolling countryside and a mix of agricultural and village landscapes, making it well suited to those seeking a quieter setting without complete isolation.

## Property Information

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

**Services:** Water, Electricity, Drainage. Propane gas cylinders for Range hob

**Heating:** Electric Panel Heating

**Council Tax Band:** Band B    **EPC Rating:** TBC

**Broadband:** Ultrafast available with up to 1000Mbps Download

### Important Notice

*Whilst every care has been taken in the preparation of these Sales Particulars, accuracy cannot be guaranteed and they do not constitute an offer or contract (or part of one). David Cosby Chartered Surveyors have not surveyed the property or tested any services, appliances, equipment or fittings and accordingly cannot confirm that they are in working order. Purchasers should not assume that the property has the benefit of all necessary statutory consents or approvals, including planning permission and Building Regulations approval. Any measurements are approximate. Photographs are provided for general guidance and do not imply that any item shown is included in the sale. Any plans are for illustrative purposes only and are not to scale.*

*Prospective purchasers should satisfy themselves as to the condition of the property and all matters referred to within these particulars by inspection and independent enquiries. Any comments on condition are for guidance only and must not be relied upon. Upon acceptance of an offer, and in compliance with Anti-Money Laundering (AML) legislation, we will require proof of identity and source of funds for each purchaser. The cost of these checks is **£25 per person**.*

*In accordance with the Estate Agents Act 1979, we declare that the vendor of this property is a consultant surveyor engaged by the selling agent.*



# Malt Lane, Syresham, NN13 5YE

Approximate GIA (Gross Internal Area) = 61 sqm (657 sqft)

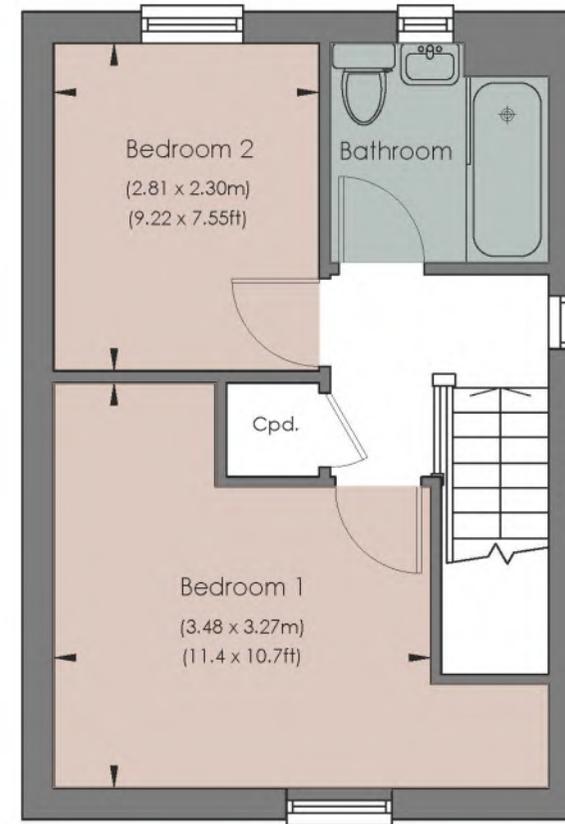


David Cosby Chartered Surveyors & Estate Agents

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 = 34 sqm (366 sqft)



FIRST FLOOR GIA = 27 sqm (291 sqft)



SYRESHAM

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DAVID COSBY  
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# Thinking of Selling?



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