

VILLAGE PROPERTY
& COUNTRYSIDE VIEWS



LIME AVENUE

Eydon, Northampton, NN11 3PG



DAVID COSBY
ESTATE AGENTS



Lime Avenue

Eydon, Northampton, NN11 3PG

Total GIA (Gross Internal Area) Approx. 83 sqm (893 sqft)



Features

- Attractive semi-detached ironstone house
- No onward chain
- Two well-proportioned double bedrooms
- Dual-aspect sitting room with an open fireplace
- Separate dual-aspect dining room
- Rear conservatory opening onto the garden terrace
- Established front and rear gardens
- Open rear outlook across adjoining pastureland
- Driveway parking and detached single garage

Description

An attractive two-bedroom semi-detached ironstone house, set back from Lime Avenue in the village of Eydon, with established gardens, driveway parking and a detached single garage. Its steeply pitched roof, gabled frontage and leaded windows give the property a distinctive traditional character, while the rear garden enjoys an open outlook across adjoining pastureland.

The accommodation includes a generously proportioned sitting room with an open fireplace, a separate dining room, a fitted kitchen and a rear conservatory opening onto the paved terrace. Upstairs are two double bedrooms and a bathroom with a separate shower. Several rooms enjoy dual aspects, bringing good natural light into the house.

The gardens provide space for outdoor dining and gardening, with lawns, established planting and seating areas overlooking the fields.

AN ATTRACTIVE TWO-BEDROOM SEMI-DETACHED COTTAGE IN EYDON, WITH TWO RECEPTION ROOMS, A CONSERVATORY, ESTABLISHED GARDENS OVERLOOKING PASTURELAND, DRIVEWAY PARKING AND A DETACHED GARAGE.



Accommodation

Entrance Hall

A traditionally styled panelled entrance door with decorative glazing and a three-point locking mechanism opens into the central hallway with cut-pile carpeting and neutrally decorated wallcoverings. A straight flight of carpeted timber stairs leads to the first floor, while white six-panel doors open to the sitting room and dining room.

Sitting Room

A generously proportioned, dual-aspect reception room with three-light leaded casement windows overlooking the front and rear gardens. Terracotta-tiled sills and chamfered window reveals add character, complemented by cut-pile carpeting and neutrally decorated wallcoverings. An open fireplace with a stone surround and polished hearth forms the room's focal point.

Dining Room

Situated to the front of the property, this dual-aspect room has leaded casement windows to the front and side, with terracotta-tiled sills. Neutral wall finishes and cut-pile carpeting continue the decorative scheme of the adjoining hallway and sitting room. There is space for a dining table and chairs alongside additional furniture, with a white six-panel door providing access to the kitchen.

Kitchen

The galley-style kitchen is fitted with a range of base and wall cabinets, complemented by timber-effect laminate worktops with rolled edges and a stainless steel sink and drainer. Riven limestone-effect ceramic floor tiles provide a practical finish, and an understairs cupboard offers additional storage. A leaded casement window to the side provides natural light, while an original leaded Crittall window admits borrowed light from the conservatory. Appliances include a four-zone induction hob with an extractor hood above and a double electric oven beneath, with space for a washing machine.

Rear Conservatory

Built with matching coursed ironstone and double glazing to three sides, the conservatory provides a bright additional space with views across the garden towards the fields beyond. Large sliding glazed doors open onto the patio, creating a direct connection with the garden. Exposed ironstone on the original rear elevation contrasts with neutrally painted plasterwork, while riven limestone-effect floor tiles continue from the kitchen.





DAVID COSBY
ESTATE AGENTS

Accommodation

First Floor Landing

A leaded casement window brings natural light onto the landing and affords views over the pastureland to the rear. Cut-pile carpeting and neutrally decorated wallcoverings continue from the ground floor. White six-panel doors lead to the bedrooms and family bathroom, while a timber-panelled ceiling hatch provides access to the roof space.

Bedroom One

A generously proportioned double bedroom with windows to the side and rear, providing good natural light and far-reaching views across the surrounding countryside. Quarry-tiled window sills, cut-pile carpeting and neutrally decorated Anaglypta wallcoverings continue the traditional finishes found throughout the property. A useful overstairs cupboard provides upper shelving and provision for clothes hanging rail.

Bedroom Two

A further double bedroom situated to the front left of the property, with a partly sloping ceiling and a three-light leaded casement window with a quarry-tiled sill. Cut-pile carpeting and neutrally decorated wallcoverings provide a consistent finish. A useful overstairs airing cupboard houses the hot water cylinder and is fitted with slatted pine shelving for linen storage.

Bathroom

Fitted with a four-piece suite comprising a timber-panelled bath with chrome pillar taps, a separate shower cubicle with a hinged glazed door, a pedestal washbasin with matching taps and a close-coupled WC. Full-height ceramic wall tiling and timber-effect vinyl flooring provide practical finishes. A large three-light leaded casement window provides natural light, ventilation and views over the pastureland to the rear.

Thinking of Selling?

Let our team of expert Chartered Surveyors and Estate Agents guide you through your next move with confidence. We combine professional integrity, in-depth local knowledge, and decades of experience to provide a tailored service that puts your property in the strongest possible position.





Grounds

Front Aspect

The property is set back from Lime Avenue behind a grass verge and stone boundary wall, with decorative metal double gates opening onto a driveway providing off-road parking and access to the detached single garage. The generous front garden is laid mainly to lawn, with established shrubs and a raised circular stone-edged bed containing neatly clipped hedging. The ironstone elevations and gabled roofline provide an attractive backdrop. Steps rise to the front entrance beneath a shallow canopy, while gated side access leads to the rear garden.

Rear Garden

Arranged over two levels, the rear garden enjoys an open outlook across adjoining pastureland. Sliding glazed doors from the conservatory lead onto a generous paved terrace, providing ample space for outdoor seating and dining. A further raised paved area with gravel margins offers space for planted containers, with a central pathway continuing towards the rear boundary. Lawns flank the path, bordered by neatly maintained laurel hedging to one side and close-boarded fencing with concrete posts to the other. Raised rockery beds add interest at the far end, with established shrubs and low timber fencing allowing views across the fields beyond. A steel oil storage tank stands on a concrete base to the right-hand side.

Garage

A detached sectional concrete garage with an aluminium up-and-over door, a profiled steel roof and separate pedestrian access through a timber door. Single-glazed, metal-framed Crittall windows to two elevations provide natural light. The garage offers space for a vehicle or use as a workshop and houses the floor-mounted Worcester oil-fired boiler.



Location

Eydon is an attractive village set in undulating South Northamptonshire countryside, characterised by its 17th- and 18th-century ironstone cottages and established trees. Designated as a Conservation Area, the village has retained much of its historic charm and rural character, with a setting that evokes the feel of the Cotswolds.

Village amenities include The Royal Oak public house and restaurant, Ccrumbs cafe, a parish church, village hall, sports field, and a children's play area. Local producers and services such as Oboe Fine Wines, Dodds Manor Farm Shop, and a weekly butcher's van add to the village's appeal. Eydon also supports a lively community with a range of clubs and interest groups.

The village is well located for road and rail travel. The M40 motorway can be accessed at Junction 11 (Banbury), approximately 11 miles away. Mainline rail services from Banbury reach London Marylebone in around an hour, with faster journey times available to London Euston from Milton Keynes.

The surrounding area offers a range of leisure opportunities with Canons Ashby, a National Trust property, offering historic gardens and a café in a peaceful rural setting.

Eydon is well placed for access to a number of respected independent schools, including Winchester House in Brackley, Beachborough at Westbury, and Carrdus near Overthorpe, as well as the public schools of Rugby and Stowe.

Property Information

Local Authority: West Northamptonshire Council

Services: Electricity, Oil, Water and Drainage

Council Tax: Band C **EPC:** E **Tenure:** Freehold **Heating:** Oil Central Heating

Broadband: Ultra Fast Broadband Available with up to 1000Mbps download

Important Notice

Whilst every care has been taken with the preparation of these Sales Particulars, complete accuracy cannot be guaranteed, and they do not constitute a contract or part of one. David Cosby Chartered Surveyors have not conducted a survey of the premises nor tested services, appliances, equipment, or fittings within the property and therefore no guarantee can be made that they are in good working order. No assumption should be made that the property has all necessary statutory approvals and consents such as planning and building regulations approval. Any measurements given within the particulars are approximate and photographs are provided for general information and do not infer that any item shown is included in the sale. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. Any comments made herein on the condition of the property are provided for guidance only and should not be relied upon.

Please note that upon acceptance of an offer and in compliance with Anti-Money Laundering (AML) legislation we will need to undertake proof of identity and source of funds checks for each purchaser at a cost of £25 per person.



Location Plan (not to scale)



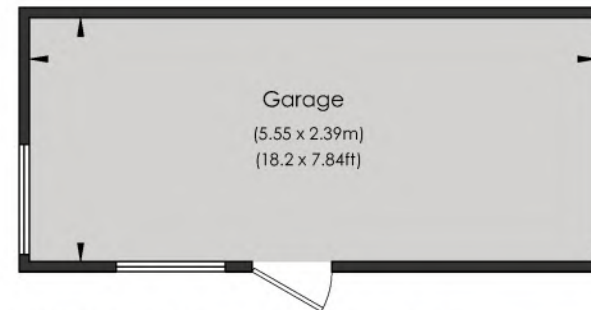
Lime Avenue, Eydon, NN11 3PG

Approximate GIA (Gross Internal Area) = 83 sqm (893 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.

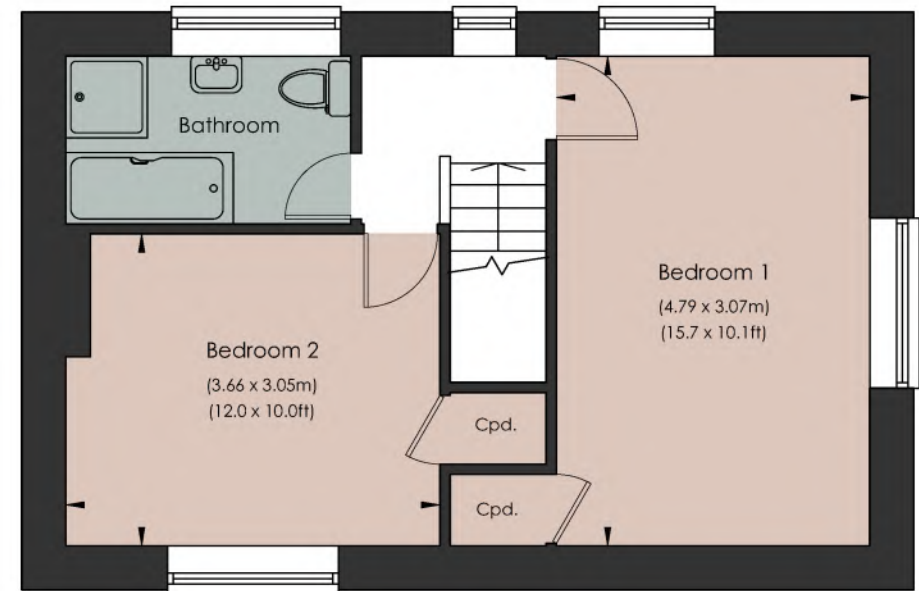


GARAGE GIA = 13 sqm (140 sqft)

(Location Not Relative)



GROUND FLOOR GIA = 45 sqm (484 sqft)



FIRST FLOOR GIA = 38 sqm (409 sqft)



EYDON

01327 361664

enquiries@davidcosby.co.uk

www.davidcosby.co.uk



RICS

rightmove



The Property
Ombudsman

arla | propertymark

PROTECTED

naea | propertymark

PROTECTED

OnTheMarket



DAVID COSBY
ESTATE AGENTS

Thinking of Selling?



MAKE SURE YOUR ESTATE AGENT IS REGULATED BY THE RICS

We are regulated by the Royal Institution of Chartered Surveyors (RICS) and have the benefit of Surveying and Legal expertise to help with your sale and purchase. Estate Agents who are regulated by the RICS uphold the core principles of transparency and provide the highest level of professional standards and ethics.

- No fixed-term contract
- No tie-in period
- A competitive 1.25% fee (inc. VAT)
- No Sale – No Fee

As an independent, family-run business, we place your best interests at the heart of everything we do, offering a personal, comprehensive service that larger corporate agencies simply cannot match.

If you are considering selling or would like further information then please contact us on **01327 361664** to arrange a no obligation market appraisal. Alternatively, visit our website at **davidcosby.co.uk**



Gareth Powell
MARLA
Sales & Lettings Manager



David Cosby
MRICS
Director | Building Surveyor



Virginia Church
MRICS
Building Surveyor



Natasha Cosby
MNAEA | Solicitor
Director | Practice Manager



Sadie Tyson
MNAEA
Sales & Lettings Agent



@ enquiries@davidcosby.co.uk

01327 361664

www.davidcosby.co.uk