

NEW INSTRUCTION



GILDENE COTTAGE

Canons Ashby Road, Morton Pinkney, NN11



DAVID COSBY
ESTATE AGENTS



Gildene Cottage

Morton Pinkney, NN11 3SW

Total GIA Floor Area | Approx. 64 sqm (689 sqft)



2 Bedrooms



1 Reception



2 Bathrooms

Features

- No onward chain
- Modern ironstone cottage constructed in 2013
- South-facing rear garden with patio and lawn
- Separate side garden suitable for greenhouse/shed
- Two bedrooms, including principal bedroom with en suite
- Ground floor cloakroom
- Air-source heat pump providing heating and hot water
- Underfloor heating to the ground floor
- Two allocated parking spaces
- Desirable village setting

Description

An attractive end of terrace cottage set back from Canons Ashby Road within the well-regarded village of Moreton Pinkney. Constructed in 2013 in traditional coursed ironstone beneath a steeply pitched slate roof, the house reflects local vernacular detailing.

The accommodation is arranged over two floors, with a centrally positioned entrance hall leading to a dual-aspect kitchen at the front and a full-width sitting/dining room to the rear, opening onto a south-facing garden. Two bedrooms are provided at first-floor level, including a principal bedroom with en suite, together with a family bathroom. The interior is presented in a neutral palette, with oak internal doors and slate tiling to the kitchen and bath/shower rooms. Heating and hot water are supplied via an air-source heat pump system. Heating and hot water are supplied via an air-source heat pump, with underfloor heating to the ground floor.

Externally, the property benefits from an enclosed rear garden with patio and lawn, together with two allocated parking spaces accessed via a drive to the rear and a further separate lawn area with shrubs and Cherry tree suitable for a greenhouse/shed.



An attractive 2013 ironstone cottage in a desirable village setting, offering two bedrooms (principal with en suite), a full-width rear sitting/dining room opening onto a south-facing garden, and two allocated parking spaces, with no onward chain.

The Property

Entrance hall

Centrally positioned, the entrance hall is approached via a traditionally styled, slatted front door with a three-point locking system and double-glazed vision panel. A recessed coir mat sits within the threshold, with the remainder of the floor finished in cut-pile carpet.

The hall is presented in a neutral palette and has oak internal doors with brushed-chrome furniture. Glazed oak doors open through to the rear sitting/dining room, with further access to the kitchen and the ground-floor cloakroom. Stairs rise to the first floor, finished with matching carpet and incorporating quarter-winder turns.

Kitchen

Located to the front right-hand side of the property, the kitchen is a dual-aspect room with generous natural light from two casement windows. It is fitted with a good range of Shaker-style wall and base units with chrome handles, topped with oak work surfaces. A stainless-steel 1½ bowl sink with mixer tap sits beneath the front-facing window. Integrated appliances include an electric oven with four-ring electric hob, extractor hood and light, together with a built-in fridge/freezer and dishwasher. There is additional space and plumbing for a washing machine. Flooring is laid in large-format, riven slate tiles, complemented by metro tiling above the worktops. Recessed ceiling spotlights are fitted, along with mains-powered smoke detection with battery back-up.

Ground floor cloakroom

Fitted with a modern close-coupled WC and a contemporary countertop ceramic wash basin with chrome mixer tap, set on an oak plinth with matching oak gallows brackets. The floor is finished in riven slate tiles, with large-format tiling to the splashback area around the basin. Walls are decorated in neutral tones, and a small frosted-glazed casement window provides natural light and ventilation, supplemented by a ceiling-mounted extractor.

Sitting room / dining area

Spanning the full width of the rear elevation, this comfortable reception space has glazed French doors opening onto the south-facing patio, creating an easy connection to the garden. There is ample room for both seating and an informal dining table. An understairs cupboard provides useful built-in storage. The room is finished with cut-pile carpet and a neutral decorative scheme.



The Property

First floor landing

The landing is finished with matching cut-pile carpet and neutral décor, with painted chamfered balustrades and a handrail. Solid oak doors lead to the bedrooms and the family bathroom, and a hinged ceiling hatch provides access to the roof void.

Bedroom one

A double bedroom positioned on the south-facing rear elevation, with a two-light casement window allowing for good natural light. The room is finished with cut-pile carpet and neutral décor. A matching oak door leads through to the en suite.

En suite

The en suite is fitted with a three-piece arrangement comprising a walk-in shower enclosure, close-coupled WC and a contemporary ceramic wash hand basin with chrome mixer tap, set on an oak plinth with matching oak gallows brackets. Walls are finished in full-height white ceramic tiling, with slate tiling to the floor.

A frosted-glazed casement window to the rear provides natural light and ventilation, supplemented by a mechanical extractor. A chrome ladder-style heated towel rail is fitted, along with an electric shaver point above the basin.

Bedroom two

A further double bedroom positioned to the front of the property, with a two-light casement window providing views along Canons Ashby Road. The room is finished with cut-pile carpet and neutral décor.

Family bathroom

The bathroom is fitted with a three-piece arrangement comprising a double-ended bath with central chrome mixer tap and shower over, with a hinged toughened-glass screen, a close-coupled WC, and a contemporary ceramic wash hand basin with chrome mixer tap set on a substantial oak plinth with matching gallows brackets.

Walls are finished in full-height white ceramic tiling, with dark slate tiles to the floor. An electric chrome ladder-style heated towel rail provides heating, and there is a shaver point with light above the basin. Mechanical extract ventilation is installed.





Grounds

Front aspect

Set well back from Canons Ashby Road behind a deep grass verge, this attractive ironstone cottage was built in 2013 in traditional coursed ironstone and presents a pleasing street frontage. Architectural features include a steeply pitched slate roof and a canopied entrance supported by gallows brackets. A pathway leads to the front door, bordered by a neatly maintained Hypericum hedge.

A macadam drive provides access to the rear of the terrace, where the property has two allocated parking bays. Adjacent is a lawned area with low-level perimeter planting and an established cherry tree.

Rear garden

Accessed via a traditional ledged-and-braced timber gate, the rear garden is enclosed by picket-fence boundaries and is predominantly laid to lawn, with low-level planting to the perimeter. A paved patio sits directly outside the sitting room's French doors, creating a natural space for indoor-outdoor use, and a matching path continues to the rear gate.

A practical timber store with a mono-pitch roof and trellised sides provides discreet bin storage and houses the air-source heat pump.

Thinking of Selling?

Let our team of Chartered Surveyors and Professional Estate Agents provide you with a no-obligation valuation. Leveraging our extensive experience and in-depth market insights, along with a blend of local and online marketing strategies, we ensure your property captures attention and stands apart in the marketplace. Contact us to schedule your free property valuation and take the first step towards a successful sale.



Location

Moreton Pinkney is a small rural village in West Northamptonshire, set within South Northamptonshire countryside close to the borders of Oxfordshire and Warwickshire. The village has a long-established agricultural character, with a mix of period stone cottages and more recent infill development, and enjoys a quiet setting away from main through-routes.

Day-to-day amenities are available in nearby villages and market towns, including Banbury and Brackley, which provide supermarkets, independent shops, leisure facilities and secondary schooling. Primary education is typically served by neighbouring village schools, with a wider choice of state and independent schools in the surrounding area, including Towcester and Daventry.

The area is particularly noted for its open countryside, footpaths and bridleways, offering opportunities for walking, cycling and riding. The National Trust's Canons Ashby House, with its Elizabethan manor house and formal gardens, lies within easy reach and is a well-regarded local landmark.

For commuters, the village is conveniently placed for access to the M40 (Junction 11) near Banbury, providing links to Oxford, Birmingham and London. Mainline rail services are available from Banbury station, with regular services to London Marylebone, making the location a practical choice for those seeking a rural setting within reach of regional centres.

Property Information

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

Services: Water, Electricity, Drainage **Heating:** Air Source Heat Pump

Council Tax: Band C **EPC:** Rating D **Broadband:** 52Mbps 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**.*

National Trust Canons Ashby

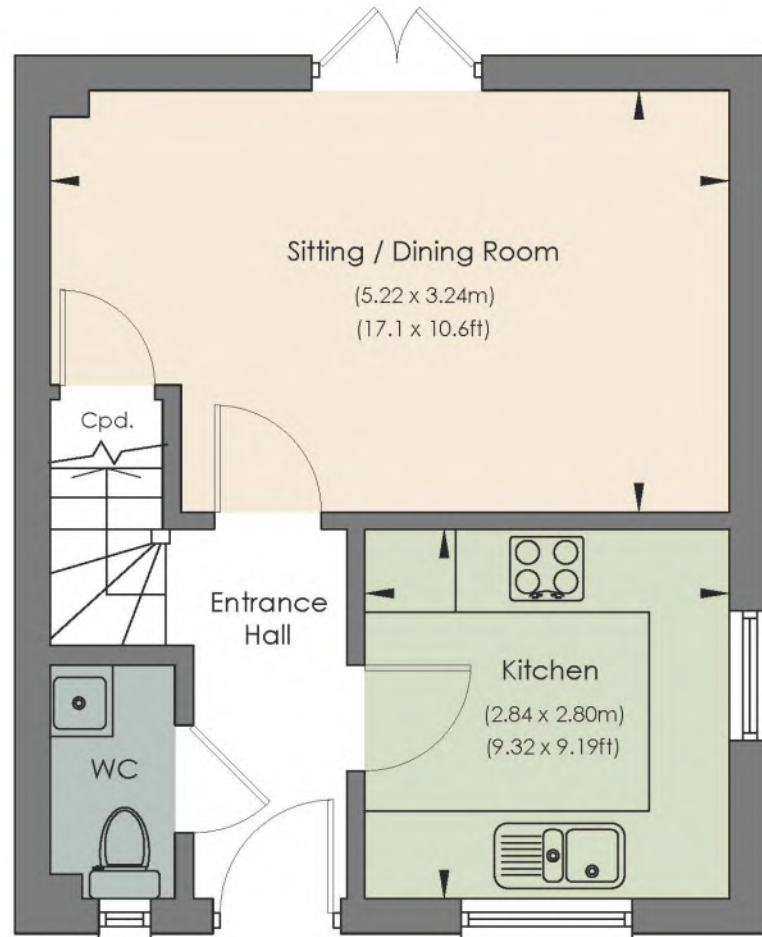


Indicative Site Plan (not to scale)



Gildene Cottage, Moreton Pinkney, NN11

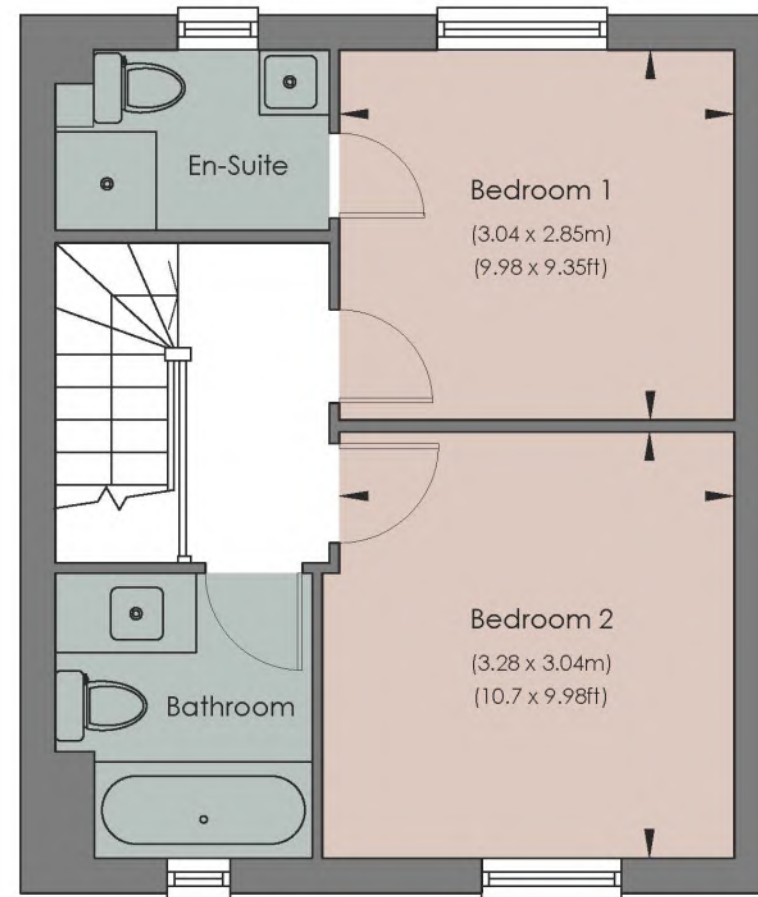
Approximate GIA (Gross Internal Area) = 64 sqm (689 sqft)



GROUND FLOOR GIA = 32 sqm (344 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.



FIRST FLOOR GIA = 32 sqm (344 sqft)



MORTON PINKNEY

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