



## Old Bakehouse, Bottom Street, Northend

Offers Over **£375,000**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Old Bakehouse Bottom Street

Northend, Southam

\*\*\* For Sale with no onward chain\*\*\*

A beautifully appointed and immaculately presented detached stone built cottage having a wealth of charm and character.

Tucked away at the end of a lane in the heart of the village of Northend, sits this unique three bedroom detached cottage. Built of the local Hornton stone and benefiting from a pretty courtyard garden, single garage with electric car charging point and a single parking space in front, Old Bakehouse is a hidden gem.

The accommodation comprises in brief: Dining Hall with door to courtyard, Living Room with inglenook fireplace with wood burner and hand crafted oak staircase, Fitted Kitchen/Dining Room. On the first floor is a principal bedroom with a large shower room, there are two other bedrooms and a family bathroom on this floor.

Outside the courtyard garden is South West facing, not overlooked and is a pretty suntrap in the Summer months as you can see in the photographs.





- Unique characterful detached cottage
- Immaculately presented throughout
- Living Room with Inglenook Fireplace
- Fitted Kitchen
- Separate Dining Hall
- Three good sized Bedrooms
- Family Bathroom
- Large En-Suite Shower Room
- Pretty Courtyard Garden
- Detached Garage
- Parking
- Electric Car Charger

Northend is an unspoilt village lying adjacent to the Burton Dassett Hills and Country Park, a well-known local beauty spot. The village has a local public house and is situated close to the village of Fenny Compton. Fenny Compton is a traditional village which has the benefit of a number of local amenities including: Parish Church, Village Store, Post Office and Public House. There is a Primary School and a Health Centre. A wide range of facilities are available in the nearby market town of Banbury with a wide range of shops, twice weekly markets, cinema and a large sports centre. The main line railway connects with London, The North and Birmingham, etc. M40 junctions are readily accessed at either Gaydon or Banbury. A full range of state, grammar and public schools are to be found within travelling distance.

#### DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

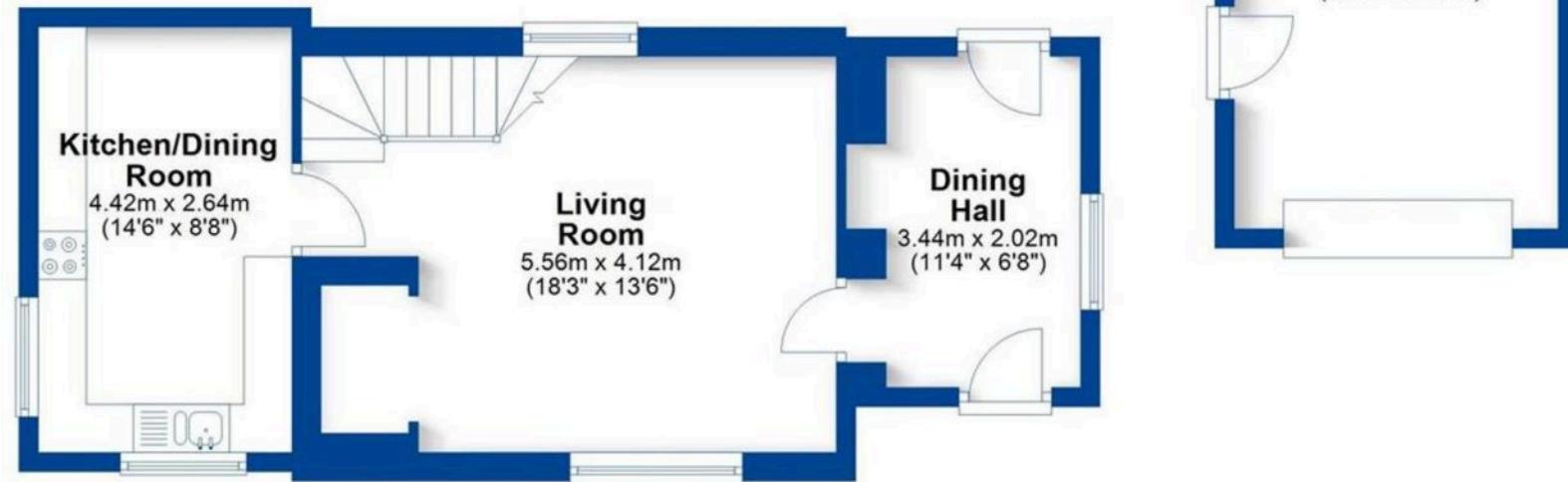
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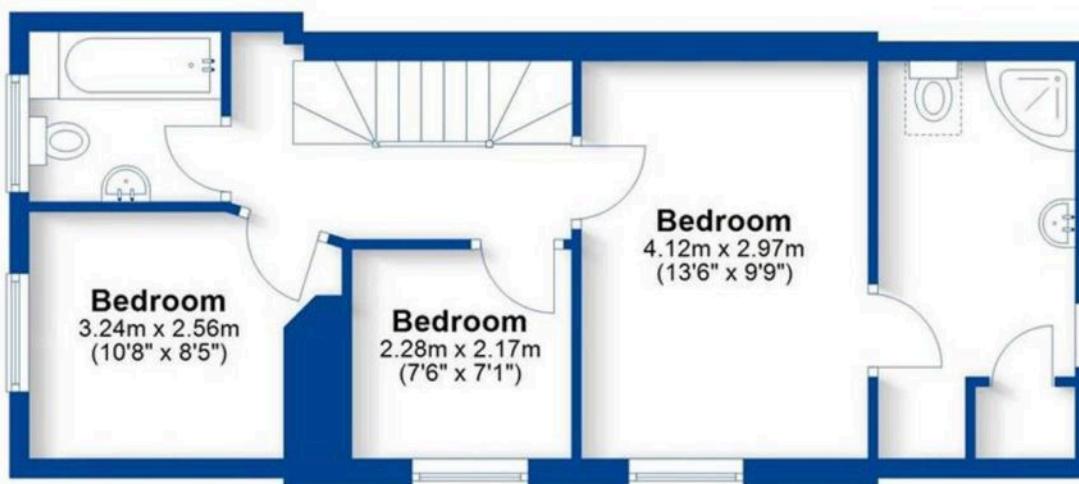
## Ground Floor

Approx. 60.1 sq. metres (646.4 sq. feet)



## First Floor

Approx. 45.5 sq. metres (489.4 sq. feet)



Total area: approx. 105.5 sq. metres (1135.8 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact



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