



22 Bell Close
Helmdon | Brackley | Northamptonshire | NN13 5UH

FINE & COUNTRY

22 BELL CLOSE

Offered with NO UPWARD CHAIN stands this family home in sought after location that benefits from a paddock.

Comprising entrance hall, cloakroom, breakfast kitchen, utility room, dining room, sitting room, study, four bedrooms, one with en-suite, family bathroom, double garage, parking for four cars, a good sized corner plot rear garden and separate paddock, an internal viewing is essential.

All in around 1.8 acres.



Ground Floor

Upon entering, the hall has stairs rising to the first floor with a storage cupboard below and access to the cloakroom/WC.

The breakfast kitchen has ample work space, two integrated ovens, built in hob, windows to the front and rear elevations and space for a table to seat six guests.

The utility room has space for appliances, a window and door to the rear, a door opening out to the front elevation and access to the double garage.

For more formal dining occasions, the dining room is perfect with space for a table to seat eight to ten guests and patio doors to the rear.

The sitting room is of a good size and has a wood burning stove, windows to the front and rear and French doors opening out to the side, whilst completing the ground floor accommodation, there is a study which has a window to the front.





















First Floor

To the first floor, the landing has a large feature arched window which provides stunning views of the fields and there is also useful loft access above.

The feature bedroom has windows to the front and rear, built in wardrobes and access to the en-suite bathroom.

The guest bedroom has a window to the front elevation.

There are two further double bedrooms, one having a window to the front and one having a window to the side, whilst completing the first floor is the family bathroom which has a bath and separate shower.









Outside

To the front of the property, the driveway provides off-road parking for four cars and the property also benefits from a double garage with an up and over door.

The corner plot rear garden is beautifully presented and has lovely views of local countryside are mainly laid to lawn with access to the paddock which has mature trees and is surrounded by fields to afford privacy.

A lovely family home in sought after location which must be viewed to be appreciated.





LOCATION

Helmdon is situated around four miles North of Brackley and is conveniently located for the M40 which provides easy access to Birmingham, Oxford, Bicester and London, whilst the local train network provides a commute to Marylebone in under an hour.





Services, Utilities & Property Information

Tenure: Freehold

Council Tax Band: F

Local Authority: West Northamptonshire Council

EPC: D

Property construction: Standard construction – brick and tile

Electricity supply: Mains

Water supply: Mains

Drainage & Sewerage: Mains

Heating: Oil fired central heating

Broadband: FTTH/FTTP Broadband connection available. Superfast broadband is available with a download speed of 73mbps. We advise you to check with your provider.

Mobile signal/coverage: 5G mobile signal is available in the area - we advise you to check with your provider.)

Parking: Off road parking available for four cars

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 07736 937633

Website

For more information visit <https://www.fineandcountry.co.uk/banbury-and-buckingham-estate-agents>

Opening Hours

Monday to Friday	9.00 am–6 pm
Saturday	9.00 am–5 pm
Sunday	By appointment only

Offers over £800,000



FIRST FLOOR



GROUND FLOOR

GROSS INTERNAL AREA: 1816 sq ft, 169 m2
 OPEN TO BELOW: 24 sq ft, 2 m2
 GARAGE: 280 sq ft, 26 m2

OVERALL TOTALS: 2120 sq ft, 197 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	70 C
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed 18.12.2025





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TERRY ROBINSON
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Terry has been in the estate agency industry since 2002 and has a wealth of knowledge in the property sector.

Having left the corporate world to set up his own brand in 2015, Terry built a great reputation with local buyers and sellers. His aim is to deliver the highest levels of service and to make all clients feel valued.

Terry has sold countless properties over the past 10 years which had previously been marketed with other agents - he puts this down to attention to detail and a hunger for success.

YOU CAN FOLLOW TERRY ON



“Having just purchased my new home through Fine & Country I cannot recommend them highly enough. Terry went above and beyond in ensuring as smooth a transaction as possible. Never once did I have a problem in contacting him, even on days off he still took my calls showing what a dedicated agent he is. I love my new home too much to ever consider selling it but I know who I would use if I was ever considering moving again!! Thanks to Fine & Country, especially Terry, I am now living in my dream home!”



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.