



WAPPENHAM ROAD

Syresham, NN13



DAVID COSBY  
ESTATE AGENTS



# Wappenham Road

Syesham, NN13

## Features

- Bungalow
- Desirable village location
- Two double bedrooms
- Family shower room
- Large sitting room
- Sliding doors opening to patio area
- Front and rear gardens
- Detached brick garage
- Off-road parking
- No onward chain

## Description

18 Wappenham Road is a delightful 2-bedroom, semi-detached bungalow located in the beautiful village of Syresham with front and rear gardens and a detached brick garage. Accommodation comprises two good sized double bedrooms, a large sitting room, dining room, kitchen, and shower room.



The village of Syresham remains unspoilt and preserves much its old-world charm, providing an ideal location for families seeking a tranquil location but with the benefit of good amenities and easy access to the arterial roads of the A43, M1 and M40.

# The Property

## Dining Room

The dining room is located to the front of the property and is accessed directly from the main front entrance door. It is finished with slate effect tiles which extend through to the kitchen area. A two-unit double glazed window provides natural lighting and overlooks the front garden. A 6-panel door leads through to the sitting room.

## Sitting room

The sitting room is an impressively large space with a 3-unit double glazed window overlooking the front garden. The room is neutrally decorated and has cut pile carpeting which extends through to the rear lobby area and bedrooms.

## Kitchen

The kitchen is located to the left-hand side of the property and can be accessed from the driveway to the left-hand side elevation via a part-glazed door with large double glazed casement window. The kitchen is fitted with a range of cottage style base and wall units with roll top work surfaces, stainless steel sink with drainer, and electric oven with four burner hob and extract fan over. There is a built-in fridge freezer and space for a washing machine. The oil-fired floor mounted boiler is housed within a matching base unit with balanced flue to the side elevation.

## Rear Lobby

The rear lobby is accessed from the main sitting room and has 6 panel doors leading to the bedrooms and bathroom. There is a large loft hatch with extendable ladder providing access to the partly boarded roof space. A small cupboard with panelled door provides useful storage space.

## Bedroom 1

Bedroom 1 is a good-sized double bedroom located to the rear right-hand side of the property. The room benefits from double glazed sliding doors which provide fantastic natural lighting and views over the enclosed rear garden and patio area.

## Bedroom 2

Bedroom 2 is a double bedroom also located to the rear of the property with views over the rear garden and patio area.

## Family Shower Room

The family shower room has a three-piece suite comprising close-coupled WC, quadrant shower cubicle with sliding glazed screen, and contemporary marble basin with chrome mixer tap and vanity unit. Walls are fitted with full height ceramic tiling and there is a large top hung double glazed casement window with frosted glazing. Mechanical extract ventilation has been installed.





## Outside Areas

### Front Aspect

The property is set well back from Wappenham Road with a large front grass verge and driveway providing off-road parking. The front garden is mainly laid to lawn with a variety of perimeter shrubs and plants and a pathway leads to the front entrance door which is set within a recessed porch to the gabled front elevation. Low level picket fencing and gates provide access to the rear garden.

### Rear Garden

The rear garden has a raised patio area adjacent to the rear elevation and a large timber storage shed. There are a variety of semi-mature trees and established shrubs and plants.

### Garage

The detached brick garage has an aluminium up and over door and separate part glazed pedestrian door. It is fitted with lighting and power and a double-glazed casement window provides good natural lighting.

## Location

The village of Syresham remains unspoilt and preserves much its old-world charm, providing an ideal location for families seeking a tranquil location but with the benefit of good amenities and easy access to the arterial roads of the A43, M1 and M40.

Milton Keynes and Northampton are approximately 30 minutes' drive from where train journeys can be made to London Euston in 1 hour. For a more local range of amenities and facilities, the market towns of Brackley and Towcester are just a short drive away.

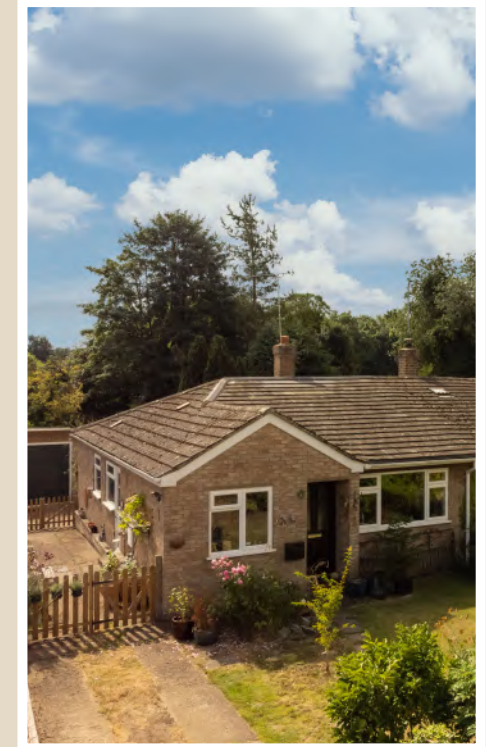
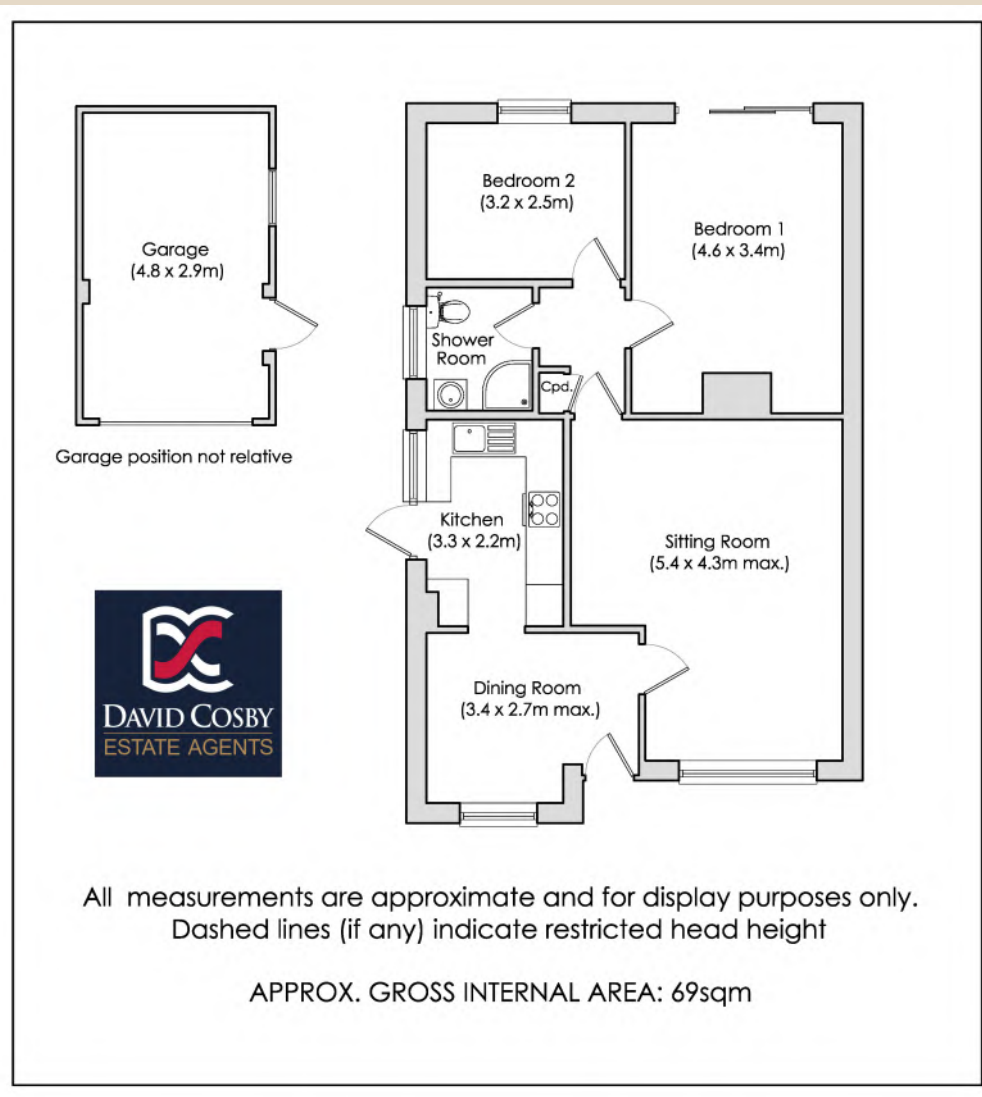
Syresham is fortunate to have the beautiful church of St James the Great. Located on a steeply banked hillside to the northeast of the village this C13th church has an impressive, shingled spire which rises next to a backdrop of equally inspiring trees.

The village is surrounded by the remnants of ancient woodlands used as hunting grounds for past royalty. The source of the River Great Ouse is purported to be located nearby and flows as a small brook passing through the village on its 142m journey to Norfolk into the Wash.

Local amenities within the village include The King's Head - a traditional coaching inn; post office and village store; Methodist Chapel, modern village hall, and Sports and Social Club.

Syresham is justly proud of its Primary School which is at the heart of the village. Additional schooling is available at Akeley Wood School, Beachborough School, Magdalen College School, and Winchester House School in Brackley.





**Local Authority:** West Northamptonshire Council (South Northants)

**Services:** Water, Drainage, Electricity, and Gas

**Council Tax:** Band C    **EPC:** Rating D

### Agent's Note

Please note that these particulars are subject to the approval of the Vendors. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible.

### 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 have we 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.

David Cosby | Maidford Road | Farthingstone

Northamptonshire | NN12 8HE

t: 01327 361664 e: enquiries@davidcosby.co.uk

[www.davidcosby.co.uk](http://www.davidcosby.co.uk)





# DAVID COSBY

## ESTATE AGENTS

Established in 2003, David Cosby are a firm of Chartered Surveyors and Professional Estate Agents. We have the benefit of surveying and legal expertise to help facilitate the smooth sale of your home. With successful sales throughout Northamptonshire, we have a proven track record which is supported by impressive Google reviews. For a free market appraisal or further information on how we can assist in the sale of your home please contact us.

01327 361664

[davidcosby.co.uk](http://davidcosby.co.uk)



**RICS**<sup>®</sup>