



BELL LANE
Syresham, NN13

 **DAVID COSBY**
ESTATE AGENTS



Bell Lane

Syesham, NN13

Features

- No onward Chain
- Desirable village location
- Part C18th detached limestone cottage
- Period features
- Recently refurbished
- Three bedrooms
- Family bathroom
- Dual-aspect reception rooms
- Feature open fireplace to sitting room
- Single garage and separate carport

Description

23 Bell Lane is a detached cottage in the heart of the historic village of Syresham which has been thoughtfully refurbished to a high standard and retains period features. Originally comprising two separate dwellings respectively built in the mid-18th and 19th Centuries, the property now provides family accommodation with three bedrooms, a dual-aspect sitting room, dining room, kitchen, family bathroom, entrance porch, and attached single garage. Externally, the property has off-road parking beneath a timber carport and a further space in front of the attached garage. There are also well-tended enclosed gardens to the front, rear, and side elevations of the property.



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

Entrance Porch

The projecting entrance porch is located within the front garden and has dual-pitch clay tiled roof and perimeter double glazing providing good natural lighting. The main entrance door has a decorative central vision panel and is fitted with a five-bar locking mechanism. Flooring comprises oak effect boards and there is a two-panel part glazed oak door leading to the dining room/study.

Dining room/ Study

The entrance porch opens into the central reception room which is currently used as a study area but would accommodate a large table and chairs for a dining room. Walls are sympathetically finished with full height timber panelling. Space heating is from a full height column radiator and natural lighting is provided by a three-unit, double-glazed casement window overlooking the side garden. Floors are finished with plush cut pile carpet. A solid oak door which is fitted with wrought iron T-bar hinges and a Suffolk latch provides access to the kitchen and there is a straight flight of carpeted stairs leading to the first-floor accommodation.

Kitchen

The dual aspect kitchen is fitted with a range of modern Shaker-style units incorporating a stainless-steel inset sink and drainer, induction hob with brushed chrome carbon filter over, and an integral electric oven. The space is well lit with double glazed windows to both the west and east facing elevations providing good sunlight throughout the whole day. Floors are finished with oak effect boards and there is space for a full height fridge/freezer. Chamfered ceramic metro tiles have been formed above the base units and the front wall has been finished with traditional full height timber panelling. A part-glazed door provides access onto the rear garden.

Sitting room

The sitting room is accessed by an original oak door, again with T-bar hinges and Suffolk latch. As with the kitchen and dining Room, it is a dual-aspect space and benefits from sunlight throughout the day. The sitting room is located within the original 18th century portion of the property and features some areas of exposed roughly hewn stonework and an original stained beam. The inner face of the gable wall has been finished with classically styled timber panelling and there is a large Minster-style stone surround to the feature open fireplace. Timber shelving has been formed to the right-hand side chimney niche. Space heating is provided by a full height column radiator and floors are finished with plush cut pile carpet which flow through from the dining room.





Landing

The galleried first floor landing has painted timber handrails and chamfered balustrades. Two separate windows to the front elevation provide good natural lighting and the plush cut pile carpet extends up from the stairs and flows through into the three bedrooms. Traditional solid oak doors with wrought iron furniture provide access to the bedrooms and family bathroom. Matching doors are fitted to the large wardrobe/cupboard areas at the top of the stairs which provide useful storage space.

Master Bedroom

The master bedroom is a delightful double room with traditional wall panelling to the gable end, and a feature fireplace surround with decorative tile reveals. Remaining walls are finished with decorative lining paper and heating is provided by a contemporary vertical column radiator. There is a two unit double glazed window overlooking the front garden.

Bedroom 2

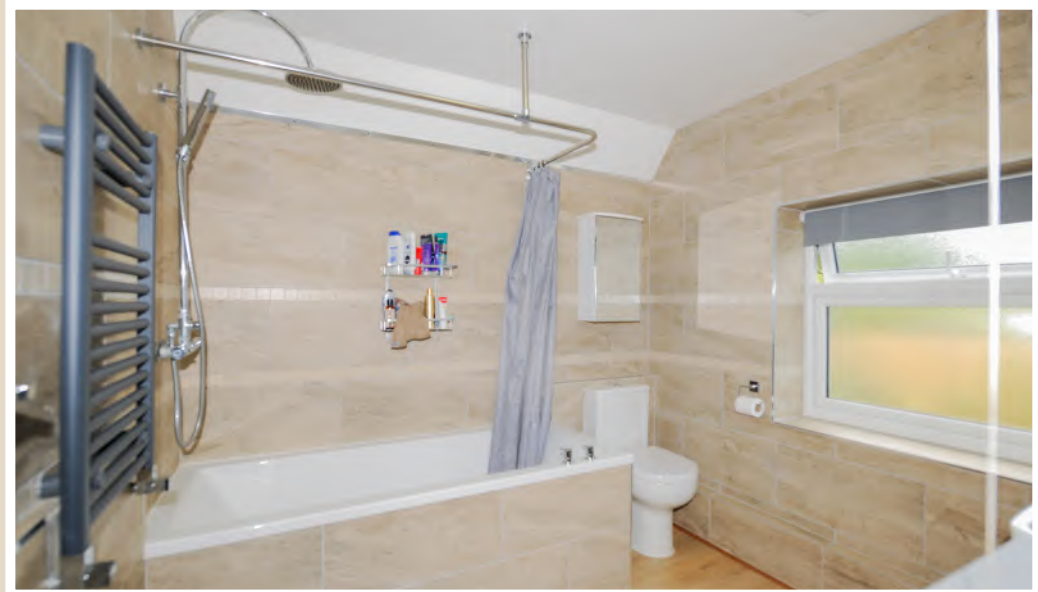
Bedroom two is located within the central Victorian section of the property. It is currently brightly decorated as a children's room and has a two-unit window overlooking the rear garden.

Bedroom 3

Bedroom three is a single bedroom with two unit double glazed window overlooking the side garden. It is also brightly decorated with part motif wallpaper, and incorporates integral timber shelving to the chimney breast niche.

Bathroom

The family bathroom is a spacious area with full height marble effect wall tiles and water-resistant oak effect floor boards. It is fitted with a contemporary 3-piece suite comprising double ended bath with rainfall shower rose and separate shower hose, close coupled WC, and ceramic wash hand basin with pedestal. Heating is provided by a ladder towel rail and good natural lighting and ventilation is



Outside Areas

Grounds

The limestone front gable elevation of the property faces Bell Lane. To the left-hand side of the gable is a gravel drive providing off-road parking beneath a timber car port. Gated access from the carport leads to the rear and side gardens which incorporate a raised lawn area with a variety of semi mature plants to the perimeter boundaries. There is a limestone retaining wall with steps leading down from the raised lawn to a perimeter pathway around the property.

To the right-hand side of the front gable elevation, stone steps lead up to another pretty raised garden area providing access to the main entrance porch. This garden area has well-tended perimeter shrubs and plants. A timber gate to the rear of the garden opens onto a parking space in front of the attached single garage.

Garage

The single garage to the rear of the property has an aluminium up-and-over door and separate pedestrian door and a two-unit double glazed casement window. Electric power and lighting have been installed.

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.

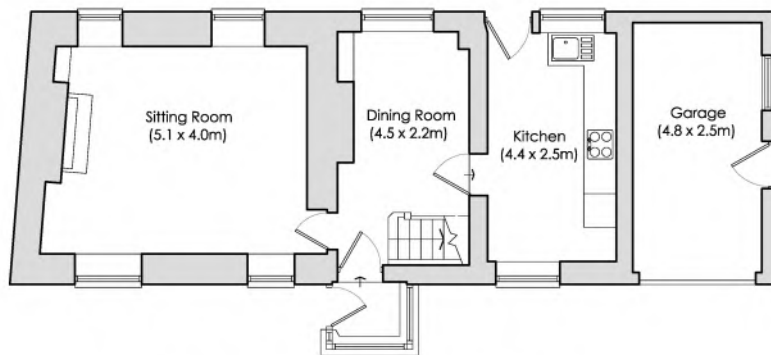
Syresham is fortunate to have the beautiful church of St James the Great. Located on a steeply banked hillside to the northeast of the village this C13th church has an impressive, shingled spire which rises next to a backdrop of equally inspiring trees.

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.

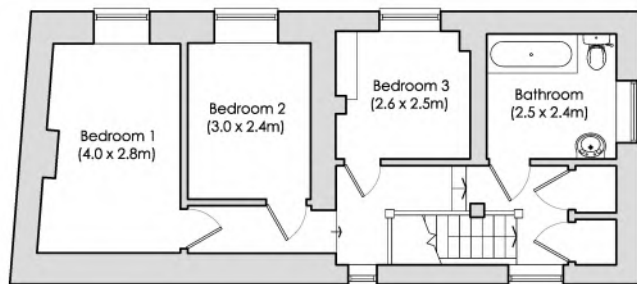
Local amenities within the village include The King's Head - a traditional coaching inn; post office and village store; Methodist Chapel, modern village hall, and Sports and Social Club.

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.





Ground Floor GIA = 61 sqm (inc. garage)



First Floor GIA = 47 sqm

All measurements are approximate and for display purposes only.
Dashed lines (if any) indicate restricted head height

APPROX. GROSS INTERNAL AREA (INC. GARAGE): 108sqm



Local Authority: West Northamptonshire Council (South Northants)

Services: Water, Drainage, Electricity, and Oil

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

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.

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