



MIDWAY, HELMDON ROAD
Greatworth, OX17 2DL

 **DAVID COSBY**
ESTATE AGENTS



Midway, Helmdon Road

Greatworth, OX17 2DL

Total GIA Floor Area | Approx. ???sqm



4 Bedrooms



2 Receptions



2 Bathrooms

Features

- Village location
- 4 Bedrooms
- Countryside views
- Large kitchen / breakfast room
- Recently redecorated
- Separate garage and workshop
- Enclosed private rear garden
- Off-road parking for several vehicles
- No onward chain

Description

Midway is a rarely available detached dormer chalet bungalow occupying an elevated position with far reaching countryside views in the pretty village of Greatworth and providing flexible living accommodation. The property has been recently redecorated with newly fitted carpets and shower room and is approached via a paved driveway, providing offroad parking for several vehicles. Pathways lead either side of the property to the well-tended large rear garden which is mainly laid to lawn with established perimeter shrubs and recently pollarded fruit trees. The generous accommodation includes four bedrooms, open plan kitchen / breakfast room, sitting room, conservatory, utility, ground floor shower room and family bathroom.



Situated at one of Northamptonshire's highest points, the village of Greatworth boasts panoramic views in every direction and is renowned as one of the most charming villages in the area.

The Property

Entrance Hall

The entrance hall is accessed via a decorative panel effect door with matching double glazed side light. Floors are finished with newly fitted cut pile carpet and walls are neutrally decorated. Perimeter plaster ovolo covings have been installed and white six panelled doors lead to the principal ground floor rooms. An archway to the rear of the entrance hall leads to the galleried stairwell providing access to the first floor accommodation. There is a useful understairs cupboard with slatted pine shelving and electric light. A timber ceiling hatch provides access to the front roof space.

Sitting Room

The large sitting room has dual access from the entrance hall and kitchen and has a feature limestone fireplace with hearth and electric fire. Neutrally decorated and with high ceilings which extend throughout the property this spacious room has French doors and side lights which open onto the rear conservatory.

Conservatory

A good sized conservatory with perimeter double glazed units and French doors opening onto the patio. Power and lighting have been provided and there is a separate pedestrian door to the side elevation.

Kitchen/Dining Area

Located to the front left hand side of the property this large space is fitted with a good range of cottage style base and wall units with roll top work surfaces and a stainless steel two basin sink with mixer tap and drainer. Good natural lighting is provided from windows to the front and side elevations and artificial lighting is provided by a mixture of evenly spaced recessed lights and a double tube strip light. There is an electric four burner hob and built in electric oven with microwave above and integrated dishwasher and fridge freezer. The main heating source for the property is a traditional two door cast iron oil Rayburn in British racing green. Floors are finished with geometric ceramic tiles and there is additional pantry storage by way of two six panelled doors which flank the Rayburn stove and both of which are fitted with pine shelving.

Utility

The utility area is located to the rear left hand side of the property with a double glazed door providing access to the left hand side elevation. Further natural lighting is provided by a two unit window on the rear elevation and the space is fitted with a roll top work surface with melamine shelving below and an inset sink with chrome mixer tap. Floors are fitted with geometric glazed ceramic tiles which follow through from the kitchen/breakfast area.



Shower Room

The ground floor shower room has a panel effect sliding entrance door and is fitted with a three piece suite comprising one and a half width shower cubicle with glazed screen, close coupled WC and ceramic wash hand basin with chrome mixer tap and vanity unit below. Marble effect aqua panels have been fitted to the perimeter of the shower and ceramic tiles have been installed around the wash hand basin and vanity unit. Heating is provided by a chrome ladder towel rail and floors are finished with tile effect sheet vinyl.

Bedroom Three

Bedroom three is a good sized double bedroom located to the rear right hand side of the property and with a three unit window overlooking the rear garden. Neutrally decorated and with cut pile carpet this bedroom has ample storage space by way of two separate double door wardrobes with upper shelving and clothes rails.

Bedroom Four / Home Office

Bedroom four is another double bedroom located to the front right hand side of the property with a three unit window overlooking the front aspect and this space would equally suit use as a work from home office. Newly fitted cut pile carpets have been installed and walls are neutrally decorated. Perimeter plaster ovolo covings have been installed and a part glazed door provides access to the side passageway.



First Floor landing

The galleried first floor landing has natural lighting from a rear elevation Velux roof light and the vaulted ceiling has exposed timber panelling to the purlin. Floors are finished with cut pile carpet and the galleried staircase has stained timber handrails and balustrades. Walls are neutrally decorated and there is a ceiling hatch providing access to the apex roof space. White six panelled doors lead to the principal bedrooms and the family bathroom. A useful large laundry cupboard has been provided with slatted pine shelving which also houses the cold water cistern and header tank.

Master Bedroom

The vaulted master bedroom is located to the left hand side of the property and has a feature oversized Velux roof light with far reaching countryside views to the south facing front aspect. Neutrally decorated and with newly fitted cut pile carpet this large double room has ample storage space which includes a double entrance wrap around cupboard which also houses the hot water cylinder and with additional storage space from two eaves' cupboards.

Bedroom Two

Bedroom two is another double bedroom with oversized double glazed Velux roof light again providing far reaching countryside views to the front aspect. There is ample storage space via built in two door wardrobe with upper shelving and eaves cupboards providing access to the roof space if necessary. Floors are finished with cut pile carpet and walls are neutrally decorated.

Family Bathroom

Located to the front elevation and with a part vaulted ceiling and casement window to the gable dormer the bathroom is fitted with a three piece suite comprising traditional enamel bath with chrome pillar taps, close coupled WC and ceramic clamshell wash hand basin with pedestal and chrome mixer tap. Walls are partly finished with ceramic tiling and floors are finished with tile effect sheet vinyl. Heating is provided by a panel radiator and timber shelving has been fitted.



Grounds

Front Aspect

The front aspect is mainly laid with block paviers providing ample off-road parking and there is a lawned area which adjoins the stone boundary retaining wall with integral planter. A variety of perimeter shrubs and flowers line the borders and there is gated access to the rear garden. The recessed porch has space for seating with countryside views to the front aspect.

Rear Garden

The rear garden is mainly laid to lawn with a large patio area to the rear of the conservatory. Pathways extend to the rear of the garden where there are a variety of well-tended shrubs and trees including three established apple trees. Perimeter boundaries comprise close board timber fencing and there is an aluminium greenhouse to the front left-hand side with ample room to establish a vegetable garden for self-sufficient living.

Garage

The single brick built garage has an aluminium up and over door and two casement windows to the side elevation providing natural lighting. Power and lighting are provided and there is a separate solid timber pedestrian door.

Outbuilding

To the rear of the garage there is a single workshop which has a solid timber slatted door providing access to a good sized workshop space with casement window and pendant light.



Location

Situated at one of Northamptonshire's highest points, the village of Greatworth boasts breath-taking panoramic views in every direction and is renowned as one of the most charming villages in the area.

Residents of Greatworth are also fortunate to have a range of amenities within easy reach, including a public house, shop and post office, whilst families with young children will appreciate the presence of pre-school and primary establishments with Outstanding and Good Ofsted ratings. In addition, the surrounding area hosts well regarded independent preparatory schools such as Winchester House in Brackley and Carrdus in Overthorpe as well as senior schools at Stowe, Bloxham and Akeley Wood.

For shopping and dining options, the nearby market town of Brackley is just a short drive away with further retail and leisure options in the larger towns of Banbury, Oxford and Stratford Upon Avon as well as the Bicester Village designer outlet shopping centre. The delightful Cotswolds are also just under an hour away with their quintessentially English villages of honey-coloured stone, castles, country houses and natural reserves.

Residents seeking an active lifestyle can find plenty of opportunities within the village; the Sports and Social Club caters to energetic individuals, while numerous local organizations warmly welcome new members, fostering a strong sense of community.

Greatworth takes pride in its historical and religious heritage with St. Peter's Church which partly dates back to the thirteenth century. Boasting a tower housing six bells and a collection of intriguing monuments, the church underwent restoration in 1882, but still remains an impressive structure. The Methodist Chapel, constructed in 1860, offers an alternative place of worship.

The village is supported by an active Parish Council, which oversees the affairs of Greatworth, Halse, and Stutchbury, ensuring the needs and interests of residents are well-represented.

Positioned on the South Northamptonshire/Oxfordshire borders, Greatworth is approximately 8 miles east of Banbury offering convenient train connections to London Marylebone and Paddington stations as well as historic Oxford. The village also enjoys good access to major arterial roads, including the A43 and M40, ensuring easy commuting.



Property Information

Local Authority: West Northamptonshire Council (South Northamptonshire Area)

Services: Water, Drainage, Electricity, and Oil

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

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.

Agents Note

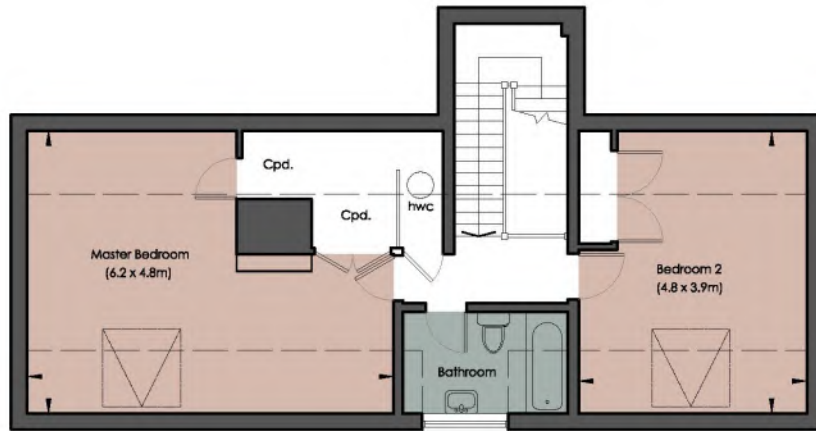
The proposed HS2 high speed rail line will run close to the village and is understood to be passing through a green tunnel.

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Approximate GIA (Gross Internal Floor Area) Inc. Conservatory, Garage, & Workshop = 196 sqm

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 = 67 sqm



Ground Floor = 129 sqm (Inc. Conservatory, Garage, & Workshop)



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