



DAVID COSBY
ESTATE AGENTS
For Sale
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31 MALT LANE
Syresham, Brackley, NN13

 **DAVID COSBY**
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31 Malt Lane

Syresham, Brackley, NN12

Total GIA Floor Area | Approx. 63 sqm (678 sqft)



2 Bedrooms



1 Reception



1 Bathroom

Features

- Village location
- Ideal first-time purchase
- Potential investment property
- Enclosed rear garden with gated access
- Off-road parking
- Countryside views
- No onward chain

Description

An ideal first-time purchase or investment property, 31 Malt Lane is a two-bedroom terraced property with enclosed rear garden and off-road parking located in the sought-after village of Syresham.

The property benefits from far reaching countryside views and accommodation includes sitting room, kitchen, conservatory, 2 bedrooms, and family bathroom.

Facilities within Syresham 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.



31 Malt Lane is located in the picturesque village of Syresham which retains much its old-world charm with the benefit of good local facilities.

The Property

Sitting Room

The sitting room is accessed via a part-glazed front entrance door with a tiled canopy over and is flanked by Passion flowers and Salvia Lips.

Floors are finished with oak effect laminate boards and a casement window overlooks the front aspect, providing natural lighting. A timber fire surround with marble hearth has been fitted to the rear wall with space for an electric fire. Carpeted stairs lead to the first-floor accommodation and an arched opening leads to the kitchen.

Kitchen

The kitchen is located to the rear of the property and has matching oak effect sheet vinyl and a two-unit casement window overlooking the conservatory and rear garden. Double-glazed timber framed patio doors open to the conservatory and the kitchen is fitted with a range of cottage-style base and wall units with stainless steel sink with chrome mixer tap located beneath the rear elevation window. There is space for a separate fridge and freezer, dishwasher and washing machine and free standing oven. A fitted brush chrome extractor hood has been installed above the oven space.

Conservatory

The conservatory has perimeter timber framed double-glazed windows and a mono-pitch roof. Floors are finished with sheet vinyl and double-glazed patio doors open onto the rear garden.

First Floor Landing

The first-floor landing has loop pile carpet and six panel doors open to the bedrooms, bathroom, and an airing cupboard. A ceiling hatch provides access to the roof void. The airing cupboard houses the hot water cylinder and is fitted with slatted pine shelving for laundry storage.

Bedroom One

Bedroom one is a double bedroom located to the front of the property with a casement window overlooking the front aspect with onward views across open fields. There is ample storage space with an over-stairs cupboard fitted with double clothes rail and a further large built-in wardrobe with mirrored, sliding doors, fitted with full-height shelving. Floors are finished with cut pile carpet and walls are neutrally decorated.



The Property

Bedroom Two

Located to the rear, left hand side of the property, bedroom two is a single bedroom with casement window overlooking the rear garden. Walls are neutrally decorated, and floors are finished with loop pile carpet.

Family bathroom

The bathroom is fitted with a three-piece suite comprising bath with shower over and chrome mixer tap, ceramic wash hand basin with pedestal and chrome pillar taps and close coupled WC. Floors are finished with marble effect ceramic tiling and walls have partly been finished with ceramic tiling around the bath/shower.





Grounds

Front Aspect

The property is set back from Malt Lane with a gravel drive providing off-road parking. A step leads to the front elevation beneath a tiled canopy with timber Gallow brackets. The property further benefits from gated pedestrian access to the rear garden.

Rear Garden

The rear garden is mainly laid to lawn with planted perimeter borders and a small feature pond. To the far rear there is a hardstanding area and useful large timber storage shed to the rear right hand side. There is gated pedestrian access to the rear garden from the shared side passageway.



Location

31 Malt Lane is located in the picturesque village of Syresham which retains much its old-world charm and provides an ideal location for families seeking a tranquil location but with the benefit of good amenities.

Facilities 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.

The village further benefits from good 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. The market towns of Brackley and Towcester are just a short drive away and provide an extended range of shops, supermarkets, and restaurants.

The village is surrounded by the remnants of ancient woodlands used as hunting grounds for past royalty and the source of the River Great Ouse is purported to be located nearby, flowing as small brook as it passes through the village on its 142-mile journey to the Wash in Norfolk.

The beautiful church of St James the Great is located on a steeply banked hillside to the north east of the village. This C13th church has an impressive, shingled spire which rises next to a backdrop of equally inspiring trees.

Property Information

Local Authority: West Northamptonshire Council (South Northamptonshire Area)

Services: Water, Drainage, & Electricity

Council Tax: Band B **EPC:** Rating TBC

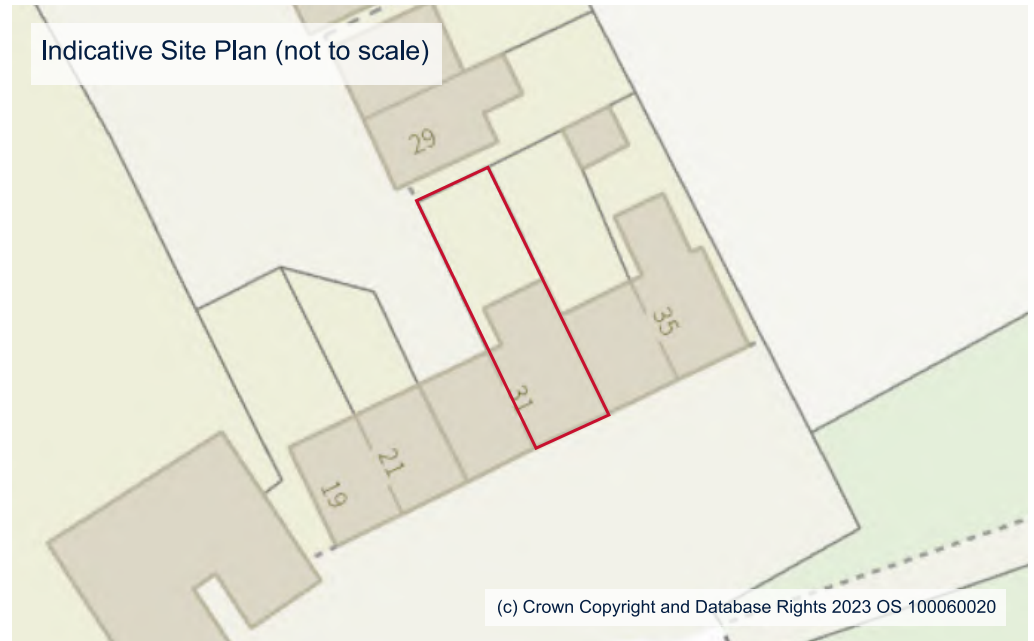
Important Notice

Please note that these particulars are subject to the approval of the property owner. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible. Whilst every care has been taken with the preparation of these particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. Any measurements given within the particulars are approximate and photographs are provided for general information only. 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. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property. On acceptance of an offer, prospective purchasers will need to provide identification and proof of funds in compliance with Anti-Money Laundering legislation.

Syresham, Brackley



Indicative Site Plan (not to scale)



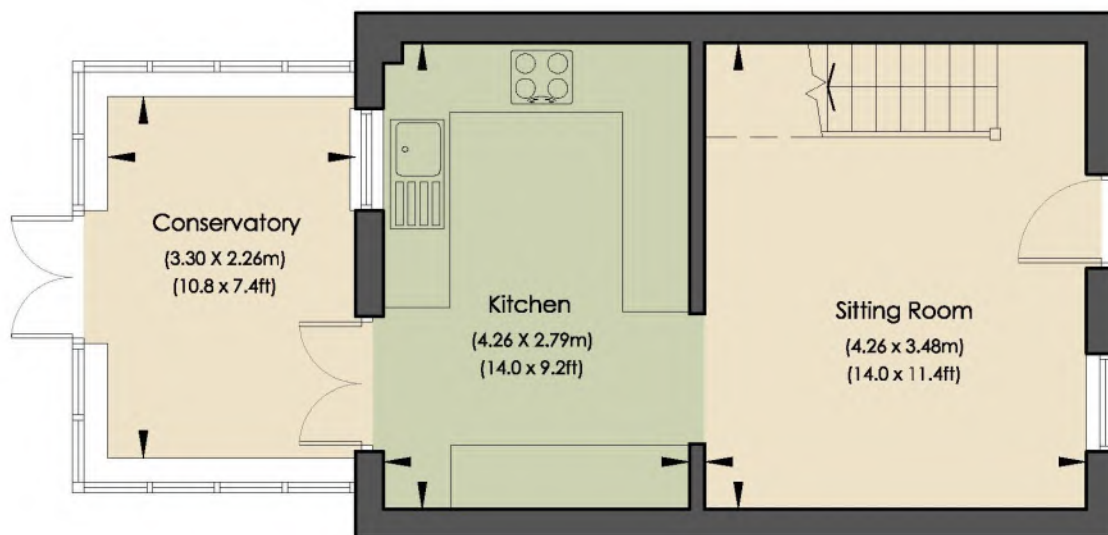
31 Malt Lane, Syresham, Brackley, NN13 5YE

Approximate GIA (Gross Internal Floor Area) = 63 sqm (678 sqft)

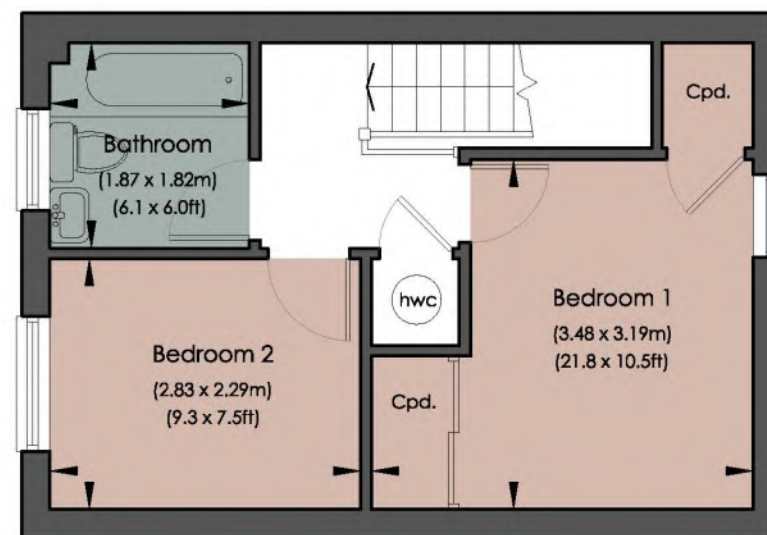


David Cosby Chartered Surveyors & Estate Agents

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.



GROUND FLOOR GIA = 36 sqm (388 sqft)



FIRST FLOOR GIA = 27 sqm (291 sqft)



SYRESHAM

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