



ABBEY ROAD

Syresham, Brackley, NN13



DAVID COSBY
ESTATE AGENTS



Abbey Road

Syresham, Brackley, NN13 5HW

Total GIA Floor Area | Approx. 80 sqm (861 sqft)



3 Bedrooms



1 Receptions



1 Bathrooms

Features

- Three-Bedroom Semi-Detached Property
- Large South-Facing Rear Garden
- High-Quality Multi-Purpose Home Office
- Separate Gymnasium
- Off-Road Parking
- Modern Kitchen with Granite Work Surfaces
- Utility Room and Ground Floor Shower Room
- Desirable Village Location

Description

A three-bedroom semi-detached property located within the desirable village of Syresham with ample off-road parking and south-facing rear garden featuring a high-quality multi-purpose home office and a separate gymnasium. The property is of traditional construction with part brick and pebble-dashed walls beneath a hipped and tiled roof. The ground floor includes entrance lobby, sitting room, kitchen / dining room, utility, and ground floor shower room. At first floor there are three bedrooms and a separate WC.



Syresham is a village that has managed to retain much of its old-world charm and provides an ideal location for families seeking a tranquil location but with the benefit of good amenities.

The Property

Entrance Lobby

Located to the side elevation, the entrance lobby has a modern composite door with decorative vision panels and a three-bar locking mechanism. The door opens to a useful space with under stairs storage area for cloaks and shoes. Floors are fitted with quality grab-matting and walls are neutrally decorated. A slatted oak door with matching frame and architrave opens to the sitting room and similar oak doors have been fitted throughout the property.

Sitting Room

A good-sized space with window overlooking the front aspect providing onward views over fields. Floors are fitted with plush cut pile carpet and there is a feature open fireplace with wood burning stove and polished tile hearth. Perimeter ovolo ceiling covings have been fitted and an oak door opens to the central lobby.

Central Lobby

A neutrally decorated space with cut pile carpet and a straight flight of timber stairs extending to the first-floor accommodation. A slatted oak door opens to the kitchen / dining room area.

Kitchen / Dining Room

A dual-aspect room located to the centre of the property with good natural lighting from a window overlooking the rear garden and a further top-hung window to the side elevation. There is space for a dining room and chairs adjacent to the rear elevation window, and a recently installed kitchen is fitted with a range of modern base and wall units with bevel-edged granite work surfaces and brushed chrome handles. There is a stainless-steel Range-Master sink with mixer tap located beneath the side elevation window and a built in four-burner induction hob with brushed chrome extractor hood and light over. Floors are finished with tasteful Travertine tiling and walls are neutrally decorated. A stained ledged framed and braced stable-style door with Suffolk latch and T-bar hinges opens to the rear outrigger which houses the utility and shower room.



The Property

Utility

Located to the rear of the outrigger, the utility is a useful space with terracotta floor tiles and skirtings, and has good natural lighting from a window which overlooks the well-tended rear garden and patio area. There is a quartz-effect roll-top work surface with space for a washing machine and tumble dryer. Stained pine wall units have been installed. A part-glazed panel-effect door with matching side casement opens to the patio area.

Shower Room

Recently refitted with a double width walk-in shower incorporating rainfall shower rose and separate hose, and a contemporary wash hand basin with chrome mixer tap set within a vanity unit and also containing WC with concealed system. Walls are partly finished with tasteful granite-effect ceramic tiling to the shower and above the vanity unit. Natural lighting is provided by a window to the side elevation.

Bedroom One

Located to the rear left-hand side of the property bedroom one is a double bedroom with useful over-stair storage cupboard. A window provides natural lighting and overlooks the rear aspect with pleasant views of the well-tended rear garden.

Bedroom Two/Dressing Room

Bedroom two is acurrently being used as a dressing room but has the potential to be used as a double bedroom. There is built-in storage by way of a two-door wardrobe with upper cupboard, and a low level over stairs cupboard. Floors are finished with cut pile carpet and a window overlooks the front aspect providing pleasant onward countryside views.

Bedroom Three

Bedroom three is a single bedroom located to the front right-hand side of the property with neutrally decorated walls and an exposed hip rafter to the ceiling. Floors are finished with matching cut pile carpet and a window overlooks the front aspect with pleasant onward countryside views.

WC

Fitted with a close-coupled WC and wash hand basin and with natural lighting and ventilation for a casement window to the side elevation.





The Property

Multi-Purpose Home Office

A luxury 'Green Retreats' insulated garden office with air-conditioning, double-glazed sliding door and matching casement windows. Fitted with power, lighting diffusers, good quality timber laminate floor boards, and armoured cat6 cabling for fast internet connection, allowing you to work comfortably in your garden all year round and enabling the perfect work-life balance.

Gymnasium

The perfect space for every fitness enthusiast or to accommodate an additional office space this 'Green Retreats' high-quality building is finished with composite panelled ceilings and walls with double glazed sliding doors, casement window, and oak-effect floor boards.



Grounds

Front Aspect

The front aspect overlooks arable land with onward countryside views and is set well back from Abbey Road with a dropped-curb providing vehicular access to a large block paved drive providing off-road parking for several vehicles. Boundaries to the left-hand side comprise Beech hedgerow and low-level timber panel fencing. To the right-hand side, boundaries have been formed with timber post and rope fencing. A timber cottage style gate opens to the side access where the main front elevation is located. A further larger cottage style gate to the rear of the side aspect opens to the main rear garden.

Rear garden

Benefiting from a good amount of south-facing sunlight throughout the day, the rear garden is on a split level with a patio area adjacent to the property where steps lead up to the main lawn area. A central pathway extends to a large timber framed gazebo beneath hipped roof providing the perfect space for entertaining and alfresco dining. Well-tended trees and shrubs line the lawn area, and a pathway extends to an impressive 'Green Retreats' Home Office and a separate home gym with further patio area and gazebo. Boundaries comprise timber close board fencing and there are raised beds for vegetable plots.



Location

The property is located on Abbey Road in the picturesque village of Syresham in South Northamptonshire.

Syresham is a village that has managed to retain much of 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: South Northamptonshire Council

Services: Water, Drainage, Oil, & 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)



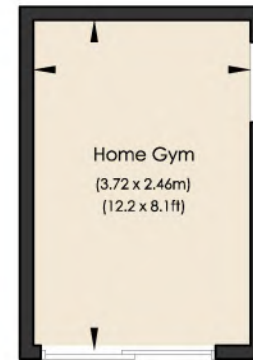
Abbey Road, Syresham, NN13 5HW

Approximate GIA (Gross Internal Floor Area) Exc. Office & Gym = 80 sqm (861 sqft)



David Cosby Chartered Surveyors & Estate Agents

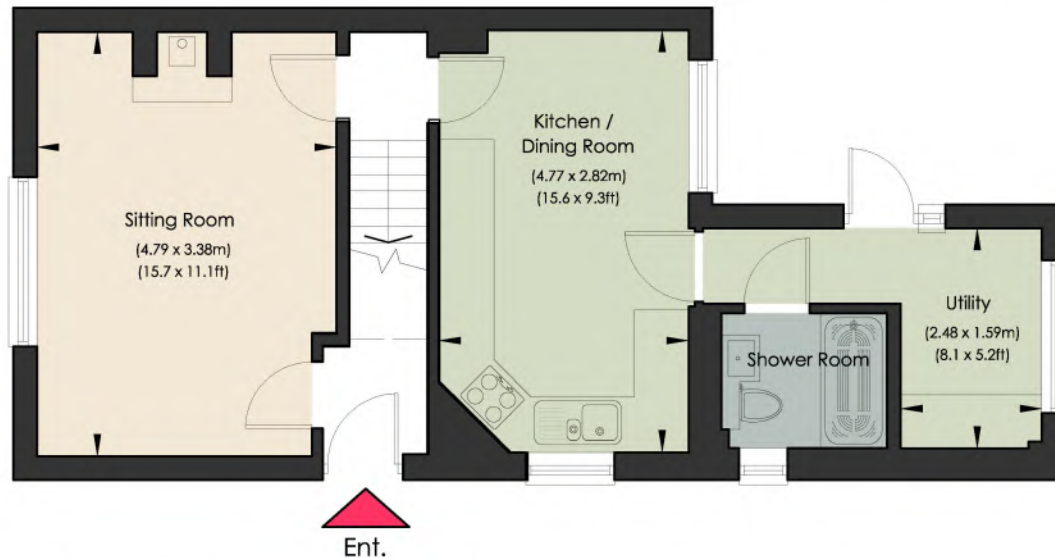
This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



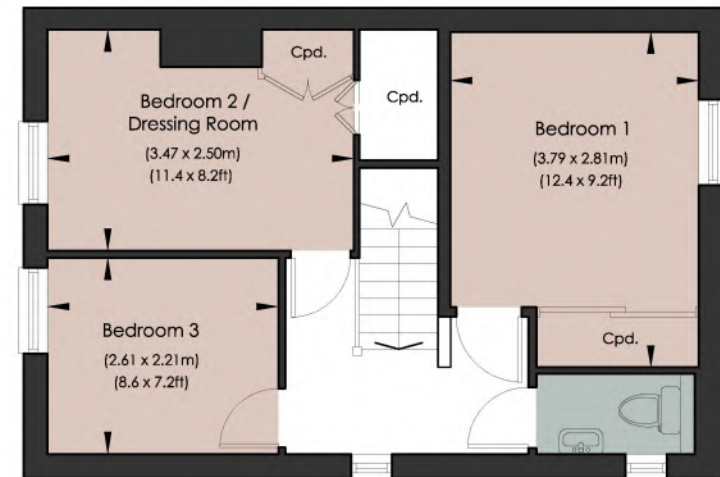
HOME GYM GIA = 9 sqm (97 sqft)



HOME OFFICE GIA = 18 sqm (194 sqft)



GROUND FLOOR GIA = 45 sqm (484 sqft)



FIRST FLOOR GIA = 35 sqm (377 sqft)



SYRESHAM

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