

NEW INSTRUCTION



THE RETREAT

Magdalen Close, Syresham, Brackley, NN13



DAVID COSBY
ESTATE AGENTS



The Retreat

Magdalen Close, Syresham, NN13 5YF

Total GIA Floor Area | Approx. 210 sqm (2260 sqft)



5 Bedrooms



6 Receptions



3 Bathrooms

Features

- Desirable village location
- Spacious five-bedroom accommodation
- High-quality construction
- Beautiful, landscaped gardens and orchard
- Detached double garage with workshop
- Classically styled conservatory
- Open-plan kitchen/dining room
- Versatile annexe accommodation
- Far-reaching countryside views

Description

The Retreat is accessed via a private gravel drive and is situated at the end of a small development of bespoke, high-quality executive properties on the edge of Syresham Village. This large family home boasts generously sized landscaped gardens to the front, side, and rear, with off-road parking for several vehicles and a detached double garage. The property is constructed from buff-facing brick beneath pitched and tiled roofs with raised parapets and feature stone kneelers. The windows have high-quality chamfered stone surrounds and moulded hoods, and are fitted with replacement double-glazed, powder-coated aluminium units with trickle vents. The side garden has been formed into a delightful vegetable allotment for sustainable living, and the rear garden features its own private orchard from which the occupiers produce their own cider. The property further benefits from far-reaching countryside views, including a pleasant vista of the Church of St James the Great, and has the potential for versatile annexe accommodation, making it ideal for multigenerational living or guest accommodation.



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 setting with the benefit of good amenities.

The Property

Entrance Hall

The entrance hall is accessed via a part-glazed oak panel door and is naturally lit by a side casement window. The floors are finished with riven-effect slate tiles, and the two-tone emulsion walls feature dado rails and ovolo covings. Panelled doors open to the principal ground floor rooms. Ample storage space is available beneath the stairwell, and additional storage is provided by a built-in cupboard with a panelled door and fitted shelving.

Sitting Room

The sitting room is accessed via double swinging doors from the entrance hall and is a calming space with plush cut-pile carpets and neutrally decorated walls. A beautiful inglenook fireplace with a rustic brick surround and oak beam houses a large, two-door wood-burning stove on a tiled hearth. Natural lighting is provided by a two-unit casement window to the side elevation, and additional light floods through the sliding doors to the rear conservatory. A further set of glazed double doors opens to the games room at the front, and a panelled door leads to the study.

Study

The study room is tastefully decorated with soft green emulsion and cut-pile carpet extending from the sitting room. Patio doors open to the timber deck area, offering pleasant views of the rear garden and orchard. Panelled doors provide access to the ground floor shower room and the family snug.

Ground Floor Shower Room

A good-sized room with a three-piece suite comprising a contemporary close-coupled WC, a large ceramic washbasin with mixer tap and pedestal, and a walk-in double-width shower with a fixed glazed screen, rainfall shower rose, and separate shower hose. Natural lighting is provided by a casement window to the front elevation. The walls are partly finished with large marble-effect ceramic tiles, which match the marble-effect floor tiles. Heating is provided by a ladder towel rail.

Drawing Room

A delightful dual-aspect multi-purpose room with casement windows to the front and rear elevations providing pleasant views of the garden and allotment areas. The floors are fitted with matching plush cut-pile carpet.





The Property

Study

The study/games room receives ample south-facing sunlight from the two-unit window and features plush cut-pile carpet extending from the sitting room. The walls are neutrally decorated, creating a bright and inviting space.

Open-Plan Kitchen / Dining Room

The open-plan kitchen/dining room is a triple-aspect space with five casement windows providing excellent natural lighting. The kitchen area is fitted with a range of shaker-style oak-effect base and wall units with polished quartz work surfaces and upstands with chamfered edges. It features a large built-in stainless-steel sink and-a-half with drainer and separate filter tap, a four-burner induction hob with brushed chrome extractor hood and light over, a two-door electric oven, and a matching Siemens microwave. There is also space for a free-standing dishwasher and a large American-style fridge-freezer. The floors are finished with riven slate-effect tiles that flow through from the entrance hall. A panelled door opens to the utility room.

Utility

A useful dual-aspect space with a casement window to the front elevation and a full-height double-glazed door to the rear elevation opening onto the gravelled patio area. There is a base unit beneath the inset stainless-steel sink with a polished quartz work surface. The floor-mounted boiler is located beneath the base unit, with a matching row of oak-effect wall units above. The floors are finished with riven slate-effect tiles that flow through from the kitchen.

Conservatory

A beautiful timber-framed, classically styled conservatory with decorative Victorian tie bars and double-glazed roofing panels with openable skylights. Finished in goose wing grey and of high quality, built off matching buff facing cavity walls, the conservatory area is a delightful space to spend sunny Sunday mornings reading the newspaper. The double bifold doors open to the rear garden and floors are finished with granite-effect tiling. Heating is provided by a contemporary vertical column radiator.

Cloakroom

Fitted with a traditionally styled WC with a low-level cistern and corner washbasin, the cloakroom has a side casement window providing natural lighting. It is neutrally decorated with ceramic tiles above the washbasin and granite-effect floor tiles.



The Property

Galleried Landing

A galleried landing with cut-pile carpet and white balustrades and handrails. The walls are finished with two-tone emulsion incorporating moulded dado rails, and panelled doors open to the bedrooms, family bathroom, and airing cupboard. The airing cupboard, which houses the hot water cylinder, is fitted with slatted pine shelving for laundry storage.

Master Bedroom

A good-sized double bedroom located at the rear aspect of the property with a separate dressing area and ensuite. Natural lighting is provided by three casement windows overlooking the rear garden and orchard area, with onward countryside views towards the Church of St James the Great and Hazelborough Wood. The floors are finished with patterned cut-pile carpet, and the walls are neutrally decorated with ovolo covings. An archway leads through to a separate dressing room area with two individual cupboards, each with panelled access doors, clothes rails, and fitted top shelving. A further panelled door opens to the master bedroom ensuite.

Master Bedroom Ensuite

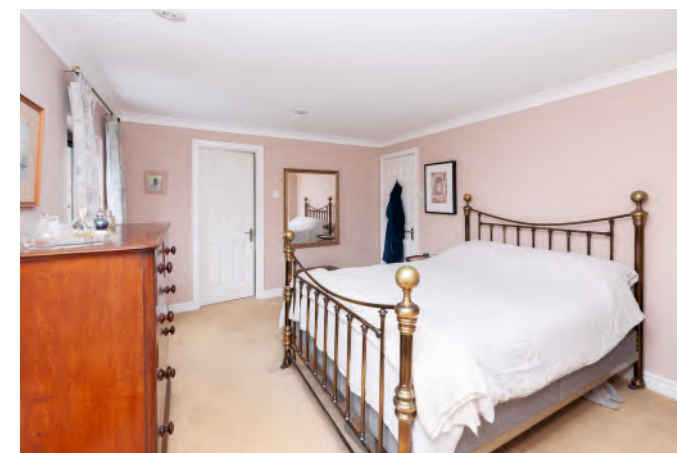
Fitted with a three-piece suite comprising a 'P'-shaped bath with a curved, glazed screen and rainfall shower rose over, a close-coupled WC, and a ceramic washbasin with a chrome mixer tap. A two-unit window overlooks the rear garden and orchard with countryside views. The walls are partly finished with large marble-effect ceramic tiles. Matching marble-effect floor tiles have been installed, and heating is provided by a chrome ladder towel rail.

Bedroom Two

Located at the front left-hand side of the property, bedroom two is a double bedroom with a two-unit casement window and a built-in four-door cupboard/wardrobe. The floors are fitted with cut-pile carpet, and the walls are neutrally decorated.

Bedroom Three

Bedroom three is another double bedroom with built-in wardrobe and cupboard space, and a two-unit window overlooking the front aspect. The floors are finished with cut-pile carpet, and the walls are neutrally decorated.



The Property

Bedroom Four

A good-sized single bedroom with a two-unit window to the front aspect and a built-in over-stairs storage cupboard. The floors have cut-pile carpet, and the walls are neutrally decorated.

Bedroom Five

Currently used as an office space, bedroom five is located on the side elevation of the property and offers beautiful countryside views, including vistas towards St James the Great Church. The floors have cut-pile carpet, and the walls are neutrally decorated. Built-in shelving has been added to the rear niche.

Family Bathroom

Fitted with a three-piece suite comprising a double-ended bath with a central chrome mixer tap and shower hose over, a close-coupled WC, and a large clam shell washbasin with pedestal and mixer tap. The floors are finished with timber-effect laminate boards, and the walls are partly finished with blue metro tiles. Heating is provided by a traditional panel radiator.

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Grounds

Front Aspect

The private gravel drive sweeps round to the detached double garage and provides ample space for off-road parking. The well-tended lawns to the front aspect feature established shrubs, plants, and trees, including Cherry and Copper Beech. Timber picket fencing and a central gate open to a further gravelled area, which leads to a useful detached timber shed under a dual-pitched roof and a charming cottage allotment area with raised timber sleeper beds, offering great potential for sustainable living. Beautiful far-reaching countryside views can be enjoyed whilst tended the vegetable plots, and a timber ledged, framed, and braced gate opens to the main rear garden. Pathways from the front drive extend to the pedestrian access to the garage and the main front entrance, which is situated beneath a classically styled stone pediment with supporting columns and capitals.

Rear Garden

Extending to approximately 185 feet, the rear garden is a beautiful space that has been carefully tended by the current owners and includes Wild Garlic, Liquidambar, and a beautiful Acer with a stunning canopy. A large, raised timber decking area has been created at the rear of the drawing room for entertaining, and gravel borders have been laid along the remainder of the rear elevation, where there is a further seating area and space for barbecues and entertaining. A timber post and rail fence with a ledged, framed, and braced gate opens to the orchard and timber chicken coop, with mown pathways winding their way through the orchard trees, which include lovely varieties of Victoria plum, quince, and cooking apples.

Garage

The detached double garage is constructed of matching buff-facing brick beneath a pitched and tiled roof, incorporating external wall-mounted coach lights. A timber-framed double up-and-over door provides vehicular access. A separate slatted, ledged, framed, and braced stable-style door with 'T' bar hinges on the gable elevation gives pedestrian access to the rear of the garage, where there is a good-sized workshop area with base units and metal Crittall windows overlooking the allotment. The garage has an electricity supply with power and lighting.



Location

The property backs onto open farmland on the edge of 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 setting 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 away, 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 a 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 13th-century church has an impressive, shingled spire which rises next to a backdrop of equally inspiring trees.

Property Information

Local Authority: West Northamptonshire Council (South Northants Area)

Services: Water, Drainage, Gas, & Electricity

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

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.

St James the Great, Syresham, Brackley



Indicative Site Plan (not to scale)



The Retreat, Magdelan Close, Syresham, NN13 5YF

Approximate GIA (Gross Internal Floor Area) Exc. Garage = 210 sqm (2260 sqft)

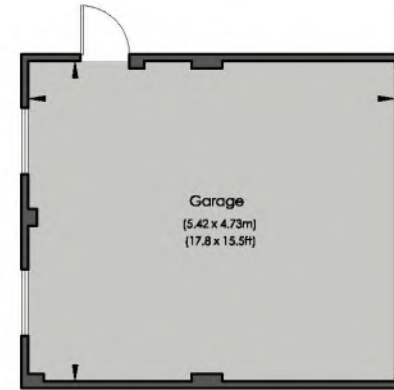


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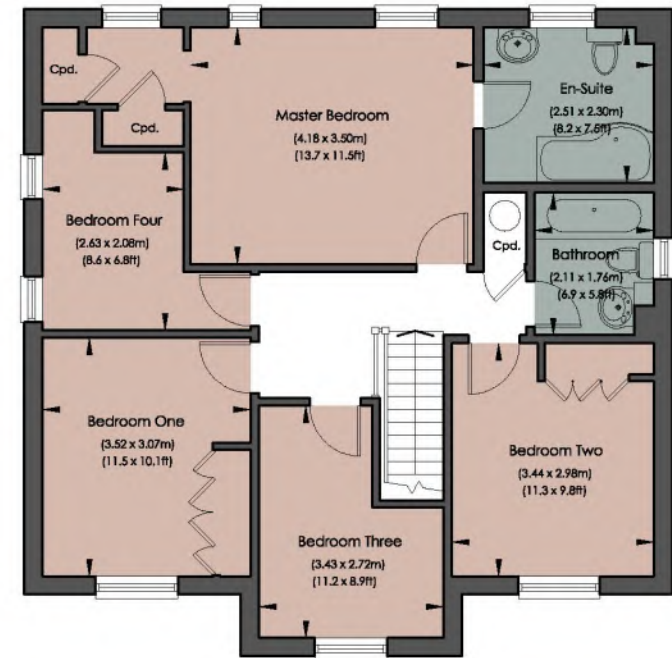
This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation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



GROUND FLOOR GIA = 134 sqm (1442 sqft)



GARAGE GIA = 25.6 sqm (276 sqft)



GROUND FLOOR GIA = 76 sqm (818 sqft)



SYRESHAM

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