

NEW INSTRUCTION



FERNLEA

Hill View, Eydon, NN11 3PB



DAVID COSBY
ESTATE AGENTS



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Total GIA Floor Area Inc. Garage | Approx. 110 sqm (1184 sqft)



2 Bedrooms



2 Receptions



2 Bathrooms

Features

- Period Property maintaining original features
- Idyllic sought after village location
- Integral garage/workshop with separate carport
- Two double bedrooms with a large dressing room
- Brick outbuilding and separate timber summerhouse
- Good local amenities
- Front and rear gardens
- Two reception rooms
- Kitchen and separate utility

Description

Fernlea is a charming C17th family home located in the picturesque South Northamptonshire village of Eydon. Constructed from local hewn ironstone with natural slate roofs, this period property boasts attractive, well-established front and rear gardens. The accommodation includes two double bedrooms, a spacious dressing room, two shower rooms, a sitting room, a dining room, a kitchen, and a utility room. The property also features an attached stone-fronted garage/workshop with additional vehicular access to a useful timber carport. Fernlea further benefits from a shared brick and ironstone outbuilding with a slated roof and a separate detached timber summer house/potting shed, providing ample space for various needs. Positioned in a stunning village location, close to the prestigious National Trust property Canons Ashby, Fernlea offers a delightful blend of period features, established gardens, and generous accommodation, making it an ideal home for anyone seeking charm and comfort.



With its pleasant mix of 17th and 18th-century stone cottages grouped among established trees, the small and attractive village of Eydon has a touch of the 'Cotswolds' about it and is one of the most sought-after villages in South Northamptonshire's 'Golden Triangle'.

The Property

Kitchen

The kitchen benefits from a part-glazed timber panel door opening to the side courtyard area and is fitted with a galley-style kitchen with Shaker-style base and wall units and a quartz work surface with matching upstands. Built-in appliances include a four-burner induction hob and a two-door electric oven. There is also space for a full-height fridge freezer. Natural lighting is provided by two Crittall windows to the front and side elevations and floors are finished with stone-effect sheet vinyl. The mains digital electric meter and consumer unit are located within a high-level meter cupboard to the rear of the kitchen.

Dining Room

The main front entrance door opens directly into the central dining room, which features an original chamfered oak ceiling beam with exposed joists, a parquet floor, and a delightful inglenook fireplace with a facing brick surround and open fire with brick hearth. The dining room has space for a good-sized table and chairs, together with perimeter furniture. Traditional panelled doors with brass ironmongery open to the sitting room, kitchen, and central hall/stairwell. There is a useful two-door pantry and storage cupboard to the side recess of the inglenook fireplace. Natural lighting is provided by a traditional metal Crittall window to the front elevation, offering delightful views of the cottage garden. There is also an under stairs cupboard.

Sitting Room

A cosy space to retire to for reading and relaxing with original exposed ceiling joists and a delightful full-height library bookshelf with low-level cupboard space. Walls are neutrally decorated, and natural lighting is provided by an arched Crittall window overlooking the front aspect, providing pleasant views of the cottage garden.

Thinking of Selling?

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The Property

Rear Hall / Stairwell

The rear hall has a straight flight of carpeted stairs leading to the first-floor accommodation and a part-glazed door to the utility.

Utility Room

The utility room features a metal Crittall window providing natural lighting and plumbing for a dishwasher. A timber flush door opens to the ground floor wet room.

Ground Floor Wet Room

Fitted with a walk-in shower, ceramic wash hand basin, and close-coupled WC. Walls are finished with ceramic tiling, and mechanical extract ventilation has been installed. Natural lighting is provided from a casement window to the rear elevation.

First Floor Landing

A generous-sized space with room for an office desk and bureau. A leaded light provides pleasant views, and timber slatted doors open to the bedrooms and shower room.

Bedroom One

A double bedroom located to the centre of the property with leaded light casement window overlooking the front garden. A slatted and ledged door with Suffolk latch and T-bar hinges opens to a large dressing room area.

Dressing Room

Fitted with full-height built-in storage space, incorporating slatted pine shelving and a vanity unit with inset ceramic sink. An arched opening with leaded light casement window looks out onto the front cottage garden.

Bedroom Two

An attractive double bedroom with part-vaulted ceilings and built-in storage space. A leaded light window provides delightful views of the front garden. Walls have decorative lining paper, and floors are finished with cut-pile carpet.

Shower Room

A bright and fresh space with a leaded light casement window, the shower room is fitted with a quadrant shower, ceramic wash hand basin, and a close-coupled WC. Floors are finished with sheet vinyl, and there is a useful built-in cupboard with shelving, and heating is provided by a chrome ladder towel rail.





Grounds

Front Aspect

The property is set back from Hill View Road with a pleasant front garden featuring established perimeter shrubs and lawns which flank a central brick-lined pathway leading to the front entrance. The front garden is bounded by low-level facing brick wall and a pathway extends to the right-hand side courtyard area.

Side Aspect

A shared gravel driveway leads to the side entrance and courtyard, whilst also providing access to the attached single garage and rear garden. The side courtyard area is bounded by a brick wall and timber picket fence with an access gate leading to the panelled side entrance door.

Rear Aspect

Double swing timber gates from the driveway open to a timber-framed carport with a gravelled surface and adjacent patio for alfresco dining. There is a small lawn area with an established apple tree just coming into fruit.

To the left-hand side of the rear garden, there is a semi-detached brick and ironstone outbuilding beneath a pitched slated roof, providing storage space for gardening tools. There is also a separate timber-framed summer house with part-glazed entrance door and matching glazed side panels, currently used for storage/potting.

Garage

The attached single garage is of facing brick construction with coursed ironstone facings to the front entrance. It is a good-sized space for a single car with additional perimeter storage areas or potential workshop space. A useful large mezzanine floor area has been formed, providing good storage space. Pedestrian access is available to the rear garden via a ledged and braced door with a single-glazed side casement window. A remote-controlled roller shutter door provides vehicular access, and power and lighting have been installed.



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Location

With its pleasant mix of 17th and 18th-century stone cottages grouped among established trees, the small and attractive village of Eydon has a touch of the 'Cotswolds' about it and is one of the most sought-after villages in South Northamptonshire's 'Golden Triangle'.

Positioned on a hill and surrounded by idyllic countryside Eydon has rightly been designated as a Conservation Area, emphasising its historical importance and unique character.

The village offers a variety of amenities, including The Royal Oak public house and restaurant, a parish church, a village hall, a sports field, and a recreational area. Residents also enjoy access to local artisan trades such as Oboe Fine Wines, Dodds Manor Farm Shop, and a weekly visiting butcher's van. The community is vibrant and active, with numerous clubs and interest groups.

Nearby villages such as Byfield, Woodford Halse, and Culworth provide additional services, including a community coffee shop, a butcher's shop, and a well-regarded primary school. For more comprehensive shopping and services, the market towns of Banbury, Brackley, Towcester, and Daventry are within easy reach.

Eydon is well-connected for commuters, with access to the M40 motorway at Junction 11 (Banbury), approximately 11 miles away. Mainline train services from Banbury offer a travel time to London Marylebone of around 60 minutes, while services from Milton Keynes reach London Euston in about 35 minutes.

In terms of education, Eydon is served by several nearby reputable independent schools, such as Winchester House in Brackley, Beachborough in Westbury, Carrdus in Overthorpe, and public schools including Stowe, and Rugby.

Property Information

Local Authority: West Northamptonshire Council (South Northants Area)

Services: Water, Drainage, Oil, & Electricity

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

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.



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Fernlea, Hill View, Eydon, NN11 3PB

Approximate GIA (Gross Internal Floor Area) Inc. Garage = 110 sqm (1184 sqft)

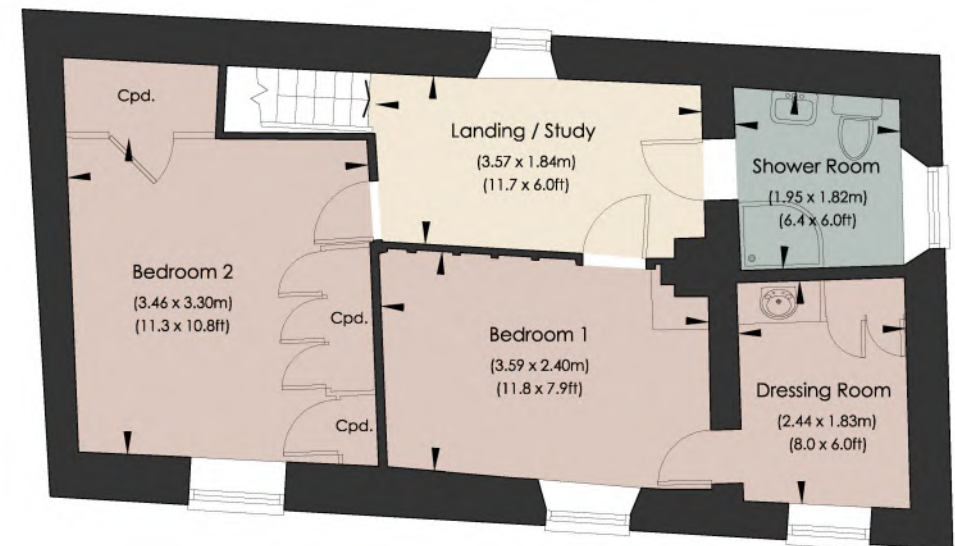


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This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. 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 = 69 sqm (742 sqft)



FIRST FLOOR GIA = 41 sqm (441 sqft)



EYDON

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