

NEW INSTRUCTION



MANOR ROAD
Brackley NN13 6ED

 DAVID COSBY
ESTATE AGENTS



Manor Road

Brackley, NN13 6ED

Total GIA Floor Area | Approx. 178 sqm (1916 sqft)



4 Bedrooms



3 Receptions



3 Bathrooms

Features

- Detached period home
- Sympathetically refurbished to a high standard
- Offered to market with no upward chain
- Four double bedrooms with two en-suites
- Generous enclosed south facing rear garden
- Large detached double garage and separate carport
- Re-fitted open-plan kitchen / dining room

Description

This late 19th-century, four-bedroom detached property is centrally located in Brackley and features a charming blend of Georgian and Arts and Crafts styles, including mansard roofs, rendered walls with ironstone detailing, and a double bay facade with sash windows. Sympathetically refurbished, it combines period charm with modern convenience to a high standard.

Upon entering, you're greeted by a spacious reception hall leading to versatile reception rooms, including a cozy snug with a bay window, a bright sitting room with garden access, and a modern kitchen/breakfast room with integrated appliances and a stylish breakfast bar. The adjacent dining area enjoys abundant natural light. Upstairs, the master bedroom features garden views, a bay window, and an en-suite, while two additional double bedrooms share a well-appointed family bathroom. A fourth ground-floor bedroom with en-suite offers flexibility as a guest suite or home office with garden access. Outside, the generous south-facing garden provides a tranquil retreat with various seating areas and a detached double garage and carport for ample parking and storage.



Brackley is a historic market town surrounded by South Northamptonshire countryside on the borders of Oxfordshire and Buckinghamshire.

The Property

Entrance Porch:

The entrance porch is accessed via a part-glazed solid hardwood door with a projecting canopy over. The floors are finished with quarry tiles and walls are neutrally decorated. An oak panel door with upper glazing opens to the entrance hall.

Entrance Hall:

A good-sized space with oak-panelled doors incorporating brass ironmongery opening to the principal reception rooms, cloakroom, and kitchen / breakfast area. Floors are finished with engineered oak boards and the quarter winder stairs extend to the first-floor accommodation with cut pile carpet. As is typical in a property of this age and type, the ceilings are of a good height and incorporate perimeter picture rails. A low-level timber cupboard has been formed beneath the quarter winder stairs.

Family Snug:

Located at the front right-hand side of the property and with a delightful segmental bay window, the family snug has engineered oak boards which flow through from the entrance hall, and high ceilings. Perimeter picture rails have been formed, and walls are two-tone emulsion. There is an original timber panel cupboard with an upper glazed cabinet. The original fireplace has been blocked over; however, there is the possibility for reinstatement and installation of a wood-burning stove, subject to HETAS approval.

Ground Floor Cloakroom:

The ground floor cloakroom is fitted with high-quality Bayswater ceramic wash hand basin with mixer taps and close coupled WC. Walls are finished with decorative lining paper and low-level timber wainscotting. There is a delightful double glazed porthole providing natural lighting, and floors are finished with engineered oak boards. Mechanical extract ventilation has been installed.

Sitting Room:

Located to the rear right-hand side of the property and with a segmental bay window with solid timber double-glazed French doors opening to the south-facing rear garden. Walls have profiled perimeter picture rails and two-tone emulsion, and floors are finished with engineered oak boards. Further natural lighting is provided by a double-glazed sash window to the side elevation. There is a feature fireplace with a traditionally styled timber surround, polished tile hearth, and wood-burning stove.





The Property

Kitchen/Breakfast Room:

Located to the front left-hand side of the property and with a delightful segmental bay window with sash windows, the kitchen has recently been refitted with a range of Shaker-style base and wall units in 'storm blue' featuring quartz work surfaces with upstands. There is a butler-style sink and built-in appliances include a two-door electric oven with microwave and steam oven, dishwasher, five-burner induction hob with integral extractor, and fridge freezer. The quartz work surfaces extend to provide a useful breakfast bar, and a pleasant seating area has been formed within the bay window. Heating is provided by traditional column-style radiators.

Dining Room Area:

The dining room area is located off the kitchen and has space for a large table and chairs, with good natural lighting from two double-glazed bay windows overlooking the rear garden. The original chimney breast is still in place with a polished quartz hearth but is no longer in use. Floors are finished with engineered oak boards and artificial lighting is provided by recessed spotlights.

Utility Area:

A galley-styled utility area with marble effect ceramic floor tiles and timber wall panelling. The base unit incorporates a stainless-steel sink and an integral dishwasher. There is space for a washing machine and tumble dryer, and a part-glazed timber panel door opens to the rear garden.

Bedroom Four:

Located to the rear of the outrigger, Bedroom 4 is a good-sized double bedroom with access to the rear garden via a part-glazed door. Floors are finished with engineered oak boards, and walls are neutrally decorated. Natural lighting is provided by a four-unit casement window and artificial lighting is app-controlled with various settings. An oak panel door opens to the en-suite.

Bedroom Four En-Suite:

Fitted with a three-piece suite comprising a ceramic wash hand basin with chrome mixer tap and WC, both set within a vanity unit with large ceramic splashback tiles, and a double-width walk-in shower cubicle with glazed screen and full-height ceramic tiling. Floors are finished with marble effect ceramic tiles, and natural lighting is provided by a frosted casement window. Mechanical extract ventilation has been installed.





The Property

First Floor Landing:

A large galleried landing with profiled oak handrails and painted profiled balustrades. Floors are finished with cut pile carpet, and natural lighting is provided by a large sash window to the front elevation. Walls have two-tone emulsion with profiled picture rails, and oak-panelled doors open to the main bedrooms and family bathroom.

Master Bedroom:

Located to the rear right-hand side of the property and benefiting from a large segmental bay window with sash windows overlooking the south-facing rear garden. Floors are finished with cut pile carpet, and walls have two-tone emulsion with profiled picture rails. A large four-door built-in wardrobe provides good storage space with shelving, drawers, and clothes rails. An oak panelled door opens to the en-suite.

Master Bedroom En-Suite:

Fitted with a three-piece suite comprising high specification Bayswater sanitary appliances, including a ceramic wash hand basin with chrome pillar taps and pedestal, close coupled WC, and double-width walk-in shower with fixed glazed screen and rainfall shower rose. Decorative ceramic tiles have been fitted in the shower and above the wash hand basin. Floors are finished with marble effect ceramic tiles, and natural lighting is provided by a frosted double glazed sash window. Heating is by way of a traditionally styled column radiator with chrome towel rail.

Bedroom Two:

A double bedroom located to the front right-hand side of the property, again featuring a segmental bay with double glazed sash windows. The original fireplace has been blocked but could potentially be reinstated. Floors are finished with cut pile carpet, and walls have part decorative lining paper with perimeter picture rails.



The Property

Bedroom Three:

A further double bedroom located to the front left-hand side of the property, again with a segmental bay window and double glazed sash elements. Walls have two-tone emulsion with perimeter picture rails, and floors are finished with cut pile carpet.

Family Bathroom:

A delightful traditionally styled bathroom, in keeping with the age of the property, and fitted with a three-piece suite comprising a traditional roll-top bath with chrome claw feet, hinged glazed screen, and shower over, Burlington traditional ceramic wash hand basin with chrome pillar taps set within a timber panel vanity unit with quartz top, and ceramic close coupled WC. Walls have low-level timber wainscoting, and ceramic tiles have been fitted full height above the bath/shower. Floors have geometric ceramic floor tiles, and heating is by way of a traditional column radiator with chrome towel rail. Natural lighting is provided by a frosted double glazed sash to the rear elevation. An oak panelled door opens to a large airing cupboard housing the modern combination boiler and large thermal store with expansion vessel and immersion heater.

Thinking of Selling?

Let our team of expert Chartered Surveyors and Estate Agents provide you with a no-obligation valuation. Leveraging our extensive experience and in-depth market insights, along with a blend of local and online marketing strategies, we ensure your property captures attention and stands apart in the marketplace. Contact us to schedule your free property valuation and take the first step towards a successful sale.



Grounds

Front Aspect:

The property is set back from the main road with a coursed ironstone boundary wall with tile crease and copings. A decorative metal gate provides access to the front block-paved garden, which incorporates two raised brick planters with well-tended privet hedges. The garden extends round to the front of the right-hand side elevation with a further planter and perimeter limestone shingles. The property benefits from a right of way across a macadam vehicular drive, affording access to the main garden and the detached double garage and carport.

Rear Aspect:

The well-tended rear garden extends to over 100ft from the main rear elevation and features a delightful block-paved patio area with raised composite timber-style decking, together with further seating areas either side of the rear bay. The central portion of the garden is laid to lawn with established perimeter shrubs and plants and limestone shingle borders with ground plants. A raised shingle area has been formed behind the rear elevation of the outrigger, providing the perfect sun trap with space for seating. A block-paved pathway extends to the rear carport and detached garage with raised planter beds to the left-hand side, again with established shrubs and trees. To the far rear left-hand side corner, there is an area which previously housed an outbuilding, but has recently been demolished and would now form the perfect space for raised vegetable plots for sustainable living.

Garage:

The detached double garage is of cavity construction with external facing brickwork and has space for two large cars together with a workshop area. Aluminium spring-loaded up-and-over doors provide vehicular access, and power and lighting have been provided with a separate fuse supply. Artificial lighting is by way of 4 no. fluorescent strip lights and natural lighting is provided by a four-unit timber casement window which is currently boarded up externally. A slatted timber pedestrian door to the rear of the garage opens to the rear garden.

Carport:

A large carport beneath a profiled steel roof with timber purlins and perimeter close-boarded timber framework. The carport provides ample space for a large SUV with additional storage space.



Location

Brackley is a historic market town surrounded by South Northamptonshire countryside on the borders of Oxfordshire and Buckinghamshire. With roots dating back to the Saxon era, Brackley has long been a site of significant historical events, including a key meeting in 1215 that contributed to the drafting of the Magna Carta. The town flourished during the medieval period as a hub for the wool and lace trade, which shaped much of its early economy.

Today, Brackley blends its rich history with modern amenities and the delightful town centre is anchored by the beautifully restored Brackley Town Hall, a Georgian masterpiece originally built in 1706, which stands proudly on the Market Place.

Residents of Brackley are able to enjoy the serene environment of St. James Lake, a five-acre oasis perfect for leisurely walks, picnics, and wildlife watching, all just a short stroll from the bustling town centre. Brackley also boasts a vibrant local economy with a range of independent shops, cafes, and restaurants, alongside more prominent establishments like the headquarters of the Mercedes AMG Petronas Formula One Team.

Brackley offers excellent educational facilities, including Brackley Church of England Junior School and Southfield Primary Academy for younger students. The town's secondary education is anchored by Magdalen College School, a comprehensive institution with a rich history and strong academic reputation, including a sixth form. Additionally, Winchester House School, a nearby independent school, provides private education for children aged 3 to 13, known for its academic excellence and pastoral care.

For those commuting or seeking more extensive amenities, Brackley is conveniently located just 20 minutes from Banbury, with easy access to major road networks leading to Oxford, Northampton, and beyond.

Property Information

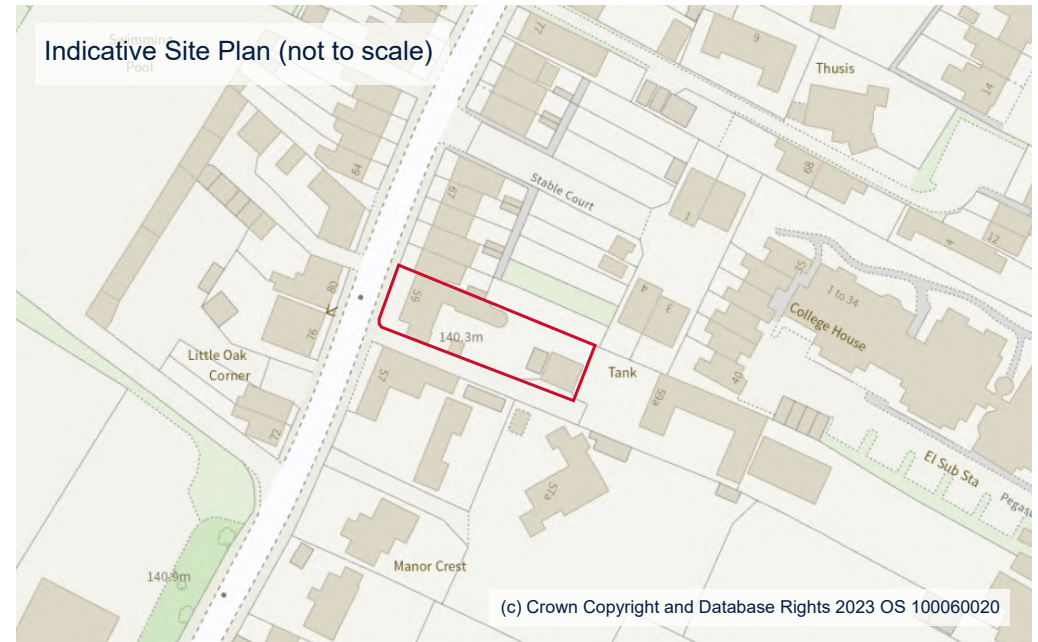
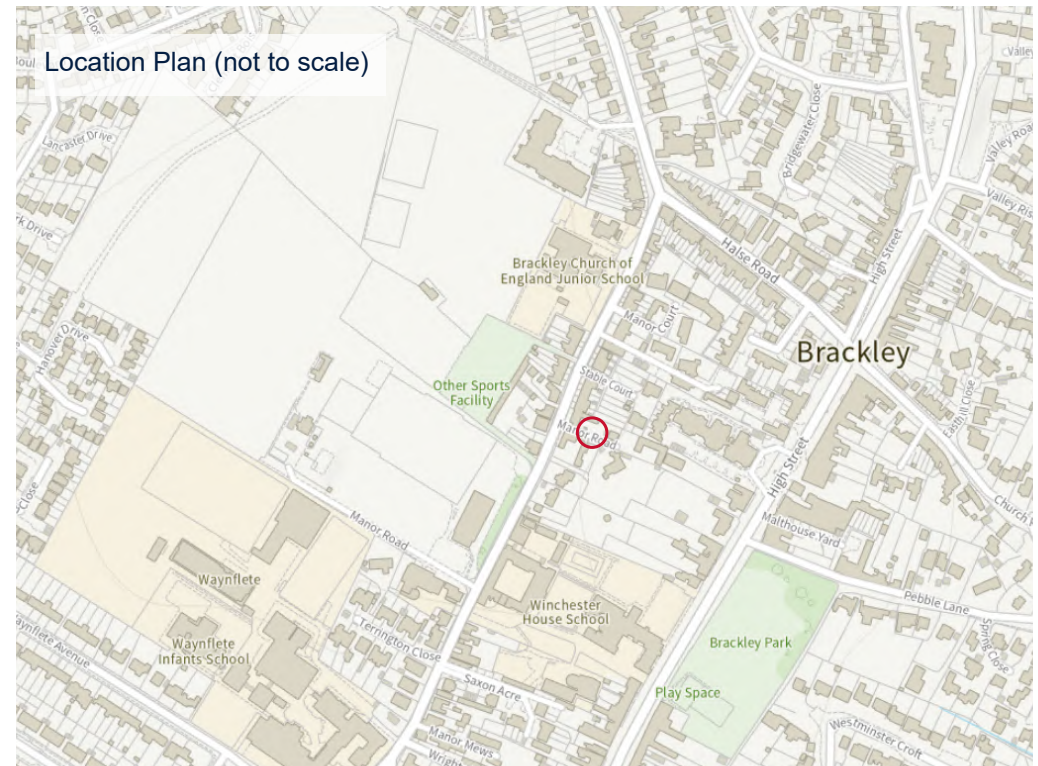
Local Authority: West Northamptonshire Council (South Northamptonshire Area)

Services: Gas, Electricity, Water, & Drainage

Council Tax: Band D **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.



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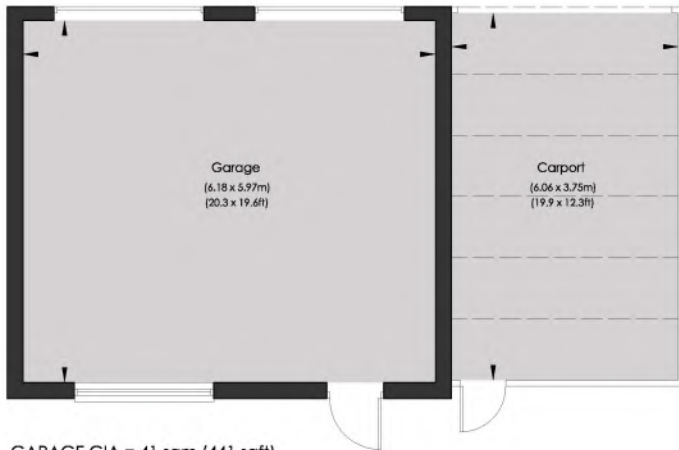
Manor Road, Brackley, NN13 6ED

Approximate GIA (Gross Internal Floor Area) Exc. Garage = 178 sqm (1916 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.



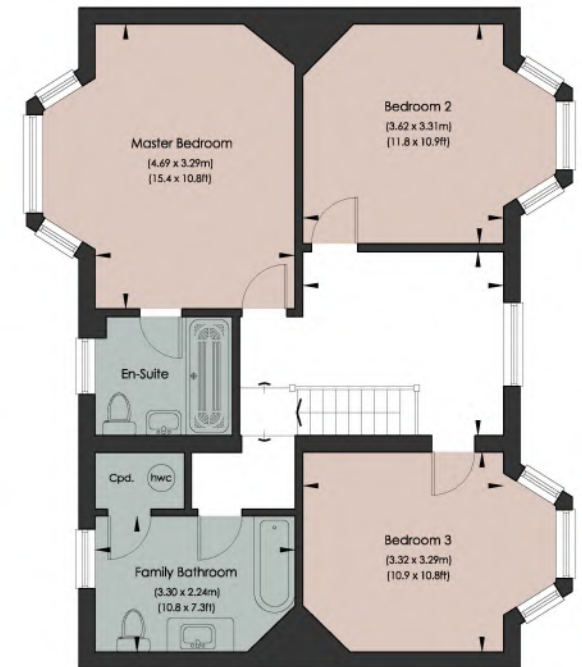
GARAGE GIA = 41 sqm (441 sqft)

CARPORT GIA = 23 sqm (248 sqft)

Position Not Relative



GROUND FLOOR GIA = 103 sqm (1109 sqft)



FIRST FLOOR GIA = 75 sqm (807 sqft)



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Thinking of Selling?



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