

NEW INSTRUCTION



WAPPENHAM ROAD
Syresham, Brackley, NN13 5HQ

 **DAVID COSBY**
ESTATE AGENTS



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Wappenham Road

Syreshem, Brackley, NN13 5HQ

Total GIA Floor Area Inc. Garage | Approx. 144 sqm (1550 sqft)



3 Bedrooms



2 Receptions



1 Bathrooms

Features

- Detached bungalow
- Generous corner plot
- Far reaching countryside views
- No onward chain
- Spacious conservatory and patio
- Three double bedrooms
- Desirable village location
- Ample parking and integral garage with workshop

Description

Set back from the main road and situated in the picturesque village of Syresham, in South Northamptonshire, Gwynant is a three-bedroom home accessed via a private drive and occupying an idyllic and peaceful position with far-reaching countryside views. Centrally positioned on a large corner plot, this detached bungalow benefits from well-tended wraparound gardens and a large block-paved driveway, offering ample off-road parking for several vehicles.

The accommodation is thoughtfully designed and features three well-proportioned bedrooms, a spacious sitting room with a feature fireplace, and a large L-shaped conservatory that doubles as a dining area. The kitchen and utility spaces are practical and well-equipped, while the wraparound gardens and patio areas provide excellent outdoor living opportunities. With its stunning location, practical layout, and scenic views, this property presents an excellent opportunity for those seeking a peaceful and well-appointed home in a desirable village setting.



The property is located in the picturesque village of Syresham which retains much its old-world charm. Syresham provides an ideal location for families seeking a tranquil location but with the benefit of good amenities and easy access to arterial roads.

The Property

Entrance Porch

The entrance porch is accessed through a frosted sliding two-panel door with a five-bar locking mechanism and is complemented by a matching full-height side casement. Flooring is finished with marble-effect ceramic tiles and a central panel door with decorative upper glazing and side top-hung casement windows opens to the main entrance hall.

Entrance Hall

The entrance hall is fitted with cut-pile carpet and features perimeter ovolo covings. Six-panel doors open to the principal rooms and there is a useful double width airing cupboard housing the hot water cylinder and fitted with slatted pine shelving.

Sitting Room

Located on the front right-hand side of the property, the sitting room offers a generous and welcoming space and has a five-unit bay window overlooking the front aspect. The focal point is a limestone fireplace with a solid oak mantelpiece, perfect for creating a warm and cosy atmosphere on cooler evenings. The space is finished with cut-pile carpet, neutral décor with perimeter coving. French doors provide access to the rear conservatory.

Rear Conservatory

This large L-shaped conservatory serves as both a versatile living space and a dining area. Perimeter double-glazed panes are set beneath an insulated hipped and tiled roof, ensuring comfort throughout the year. The dining area features cut-pile carpet, while marble-effect ceramic tiling has been fitted to the far rear left section. Full-height double-glazed French doors open onto the patio, creating a connection between indoor and outdoor living. Recessed ceiling lights have been fitted, and a two-door serving hatch conveniently links the dining area to the kitchen.

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The Property

Kitchen

The centrally located kitchen combines practicality with charming cottage-style timber base and wall units, complemented by roll-top work surfaces and a stainless-steel sink with a half bowl and mixer tap. A three-unit window above the sink provides pleasant views of the surrounding countryside. The floor is finished with slate tile-effect vinyl, while decorative wall tiling have been fitted above the worktops. Integrated appliances include an electric oven with a four-burner hob and extractor hood with lighting, a built-in fridge freezer, and there is space for a dishwasher. A glazed timber door provides access to the rear utility room.

Rear Utility

This functional utility space offers convenient pedestrian access to the patio via a part-glazed door. It is equipped with a roll-top work surface and a double-swing serving hatch connecting to the conservatory dining area. The utility includes a single base unit and plumbing provisions for both a washing machine and tumble dryer. Beneath the work surface, the oil-fired boiler with a vertical flue is discreetly housed. Additional storage is provided by a large cupboard with a timber flush door and shelving.

Bedroom 1

Located at the front left-hand side of the property, this dual-aspect double bedroom enjoys plenty of natural light through a four-unit casement window to the front and an additional top-hung casement window to the side. The room offers generous storage with two double-swing wardrobes, each fitted with clothes rails and shelving and is finished with cut-pile carpet, neutral décor, and perimeter coving.



The Property

Bedroom 2

Situated on the left-hand side of the property, Bedroom 2 benefits from natural light through a three-unit window that offers pleasant views of the side garden. The room is finished with cut-pile carpet and neutral walls, creating a comfortable and versatile space. Storage is provided by a wardrobe accessed through a six-panel door, complete with a clothes rail.

Bedroom 3

Situated at the rear left-hand side of the property, this double bedroom offers scenic views through a three-unit double-glazed window overlooking the patio and the countryside beyond. The room is tastefully finished with cut-pile carpet, neutral décor, and perimeter coving.

Bathroom

The bathroom is equipped with three-piece suite, comprising a bath with timber panelling, a chrome mixer tap, a shower hose, and a tempered glass hinge screen. A large ceramic sink with a mixer tap and a WC are integrated into a full-width vanity unit, which provides convenient low-level storage. The flooring is finished with sheet, while natural light enters through two frosted casement windows. The walls feature half-height tiling, with full-height tiling around the bath and shower area.



Grounds

Front Aspect

Accessed via a private road, the spacious block-paved driveway provides parking for multiple vehicles and leads to the main front entrance and the integral single garage. Flanked by neatly maintained lawns, the driveway is bordered by close-boarded timber fencing, mature hedgerows, and established pine trees, which add to the property's privacy and character. Attractive planted borders further enhance the frontage, while a laurel hedge and a brick retaining wall provide a natural division between the front and rear gardens.

A pathway runs around the right-hand side of the property, connecting to the conservatory and a generously sized patio area, creating an ideal space for outdoor relaxation and entertaining.

Side and Rear Aspects

The property features well-maintained wraparound lawns and a central patio area, offering an excellent space for entertaining and alfresco dining. Steps lead up from the patio to the rear lawn, which is enclosed by mature holly and laurel hedgerows to the left and bordered by a low-level picket fence to the rear, providing delightful views across open fields.

To the rear right-hand side, a practical timber shed offers additional storage, while the oil tank is discreetly concealed behind panelling in the rear left-hand corner, where there is also a ledged and braced gate which opens onto a public footpath, allowing easy access to picturesque countryside walks.

Garage

To the right-hand side of the property is a single garage accessed via an electric aluminium up-and-over door. A large, double-glazed casement window at the rear aspect allows natural lighting and offers pleasant views of the rear garden and countryside. The garage is fitted with ceiling-mounted strip lighting, power, and a full-width workbench with shelving above provides a practical space for storage and projects.



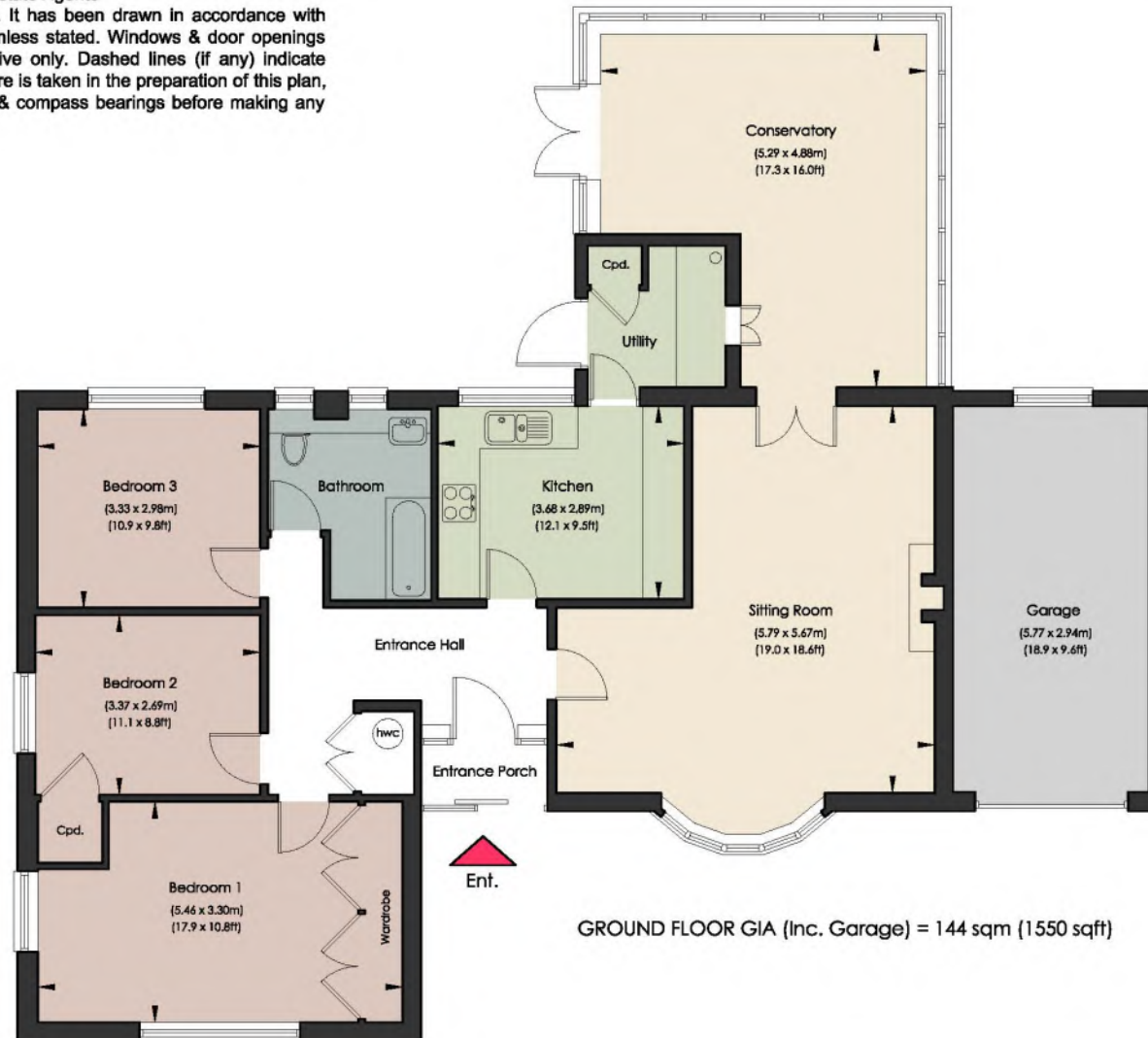
Gwynant, Wappenham Road, Syresham , NN13 5HQ

Approximate GIA (Gross Internal Floor Area) Inc. Garage = 144 sqm (1550 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.



Location

The property is located in the picturesque village of Syresham which retains much its old-world charm.

Syresham provides an ideal location for families seeking a tranquil location but with the benefit of good amenities and easy 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. For a more local range of amenities and facilities, the market towns of Brackley and Towcester are just a short drive away.

The village is surrounded by the remnants of ancient woodlands used as hunting grounds for past royalty. The source of the River Great Ouse is purported to be located nearby and flows as small brook passing through the village on its 142m journey to Norfolk into the Wash.

Syresham is fortunate to have the beautiful church of St James the Great. 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.

Local amenities 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.

Property Information

Local Authority: West Northants Council (South Northants Area)

Services: Water, Drainage, Oil, & Electricity

Council Tax: Band E **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)





SYRESHAM

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