

TO LET

PRESTON FIELDS FARMHOUSE
Charwelton Road, Preston Capes, NN11 3SZ

 **DAVID COSBY**
ESTATE AGENTS



Preston Fields Farmhouse

Charwelton Road, Preston Capes, NN11

Total GIA Floor Area Inc. Garage & Outbuilding | Approx. 426sqm

Features

- Substantial detached stone farmhouse in a rural setting
- Five double bedrooms | Master with dressing room and en suite
- Large open-plan kitchen / dining room with central island
- Three spacious reception rooms with countryside views
- Double garage with EV charging point
- Extensive gardens with uninterrupted rural outlook
- Ground source heat pump with underfloor heating
- Approx. 4,585 sq. ft. of internal accommodation plus outbuildings

Description

Preston Fields Farmhouse is a substantial detached family home constructed in traditional coursed ironstone, set within a generous plot in open countryside between the villages of Preston Capes and Charwelton. The property enjoys an attractive rural position adjacent to a working arable farmyard and benefits from far-reaching views across the surrounding south Northamptonshire landscape. Built to a high standard, the house features dressed stone quoins, matching window sills and door surrounds, steeply pitched tiled roofs with raised parapets, and a contrasting two-storey brick-built extension under a natural slate roof. A large double garage with automatic up-and-over door is positioned to the rear of the house, together with an attached timber-clad shed providing useful additional storage.

The accommodation is arranged over two floors. The ground floor includes a spacious open-plan kitchen and dining area fitted with bespoke cabinetry, alongside a generous utility and boot room with separate external access. The main reception room is dual-aspect with an open fireplace and French doors leading to a rear terrace, while a separate family room or study offers further flexibility. A cloakroom completes the ground floor accommodation. Upstairs, five bedrooms are arranged around a central landing. The principal bedroom includes an en-suite shower room and dressing room, while a guest bedroom also benefits from an en-suite. The remaining bedrooms are served by a well-appointed family bathroom. The gardens wrap around the house and include lawned areas and large patio to the rear, all bordered by open farmland with uninterrupted countryside views.



Preston Fields Farmhouse is a substantial five-bedroom stone-built country home with spacious accommodation, outbuildings, and extensive gardens, enjoying a rural setting with far-reaching views

The Property

Entrance Hall

The property is entered via a full-height double-glazed door with matching glazed side panels, allowing natural light to flood into this generously proportioned reception space. Additional light is provided by a two-unit casement window overlooking the rear garden and open pasture beyond.

The floor is finished with riven-effect ceramic tiles, and a straight-flight oak staircase with cut pile carpet runner rises to the first floor. The staircase features glazed panel balustrades and traditional bull-nose steps at the base. Solid four-panel oak doors lead to the principal ground floor rooms, including the large utility and boot room. The walls are neutrally decorated, and the high ceilings are enhanced by exposed timber ceiling beams, contributing to the room's character and sense of space.

Kitchen / Breakfast / Dining Room

A large dual-aspect space with riven-effect ceramic tiled flooring continuing seamlessly from the entrance hall. The kitchen is fitted with a high-quality range of Shaker-style base and wall units with Viscount White granite work surfaces, complemented by a substantial central island incorporating a breakfast bar for informal dining.

Natural light is provided by a four-unit window to the front aspect, positioned above a double-bowl sink with Quooker boiling water tap. There is space for a large French-style double-door fridge freezer, and the integrated appliances include a five-burner Neff induction hob with traditionally styled canopy extractor above, along with two built-in Neff ovens.

To the rear of the room, there is ample space for a large dining table and chairs. French doors with matching side casements open directly onto the patio, affording pleasant views over the garden and adjoining paddock land.

Snug

Accessed from the kitchen via a solid four-panel oak door, the snug is located on the left-hand side of the house and enjoys a dual-aspect outlook with casement windows to the front and rear, both offering far-reaching views across open countryside.

A traditional oak ceiling beam adds character to the room, while a large fireplace with exposed red brick reveals, an oak lintel, and cut stone hearth houses a wood-burning stove, creating an attractive focal point for the space.



The Property

Sitting Room

Positioned to the rear right-hand side of the property, the sitting room is a dual-aspect space with excellent natural light. French doors with matching side casements open onto the rear patio and offer expansive countryside views, while two additional casement windows to the side elevation overlook the garden. A flame-effect electric fireplace with timber surround provides a focal point to the room.

Cloakroom

Finished with matching riven-effect floor tiles carried through from the entrance hall, the cloakroom is fitted with a close-coupled WC and a wall-mounted ceramic wash hand basin with chrome mixer tap and white tiled splashback. Natural light is provided by a top-hung casement window to the side aspect, set over a Pippy Oak sill.

Utility / Boot Room

Situated on the side elevation and accessed via a solid timber door with full-height glazed side panel, the utility and boot room provides a practical secondary entrance to the property. The flooring is finished with matching riven-effect ceramic tiles, and the space is fitted with a good range of Shaker-style base and wall units, complemented by Viscount White granite work surfaces and a large one-and-a-half bowl ceramic sink with central chrome mixer tap. The room offers ample storage, with two additional cupboards fitted with shelving, and a built-in boot bench.

Study

A bright and practical room with a three-unit window to the side aspect providing pleasant views over adjoining arable land. A white double swing door opens to a generously sized storage cupboard fitted with shelving, providing useful additional capacity for office or household storage.

First Floor Landing

The spacious galleried landing enjoys excellent natural light, with a full-height three-unit window to the front aspect offering attractive views, and a two-unit window to the rear providing further far-reaching outlook across open countryside. Glazed panel balustrades allow light to filter through the entire stairwell. White panelled doors lead to all bedrooms, the family bathroom, and a large airing cupboard fitted with slatted pine shelving, providing ample storage for laundry and linens.



The Property

Master Bedroom

Positioned at the rear right-hand side of the property, the principal bedroom is a generously sized dual-aspect room, with a four-unit window to one side and a further window to the opposite elevation, both offering open countryside views. The room comfortably accommodates a king-size bed and associated furniture. Flooring is finished with cut pile carpet, and the walls are neutrally decorated with ovolo coving to the perimeter. A panelled door leads to a dressing room with onward access to the en suite shower room.

En Suite (Master Bedroom)

The en suite is well appointed, featuring a double-ended bath with central chrome mixer tap and shower hose attachment, a ceramic wash hand basin with chrome pillar taps set into a vanity unit, a close-coupled WC, and a double-width shower enclosure with sliding tempered glass screen. The floor is finished with timber-effect ceramic tiles, and the walls are part-tiled to half height in a complementary tone. A two-unit window offers pleasant countryside views, and mechanical extract ventilation is installed.

Dressing Room

A generously sized and practical space, fitted with full-height open shelving and hanging rails to provide extensive clothes storage. A wall-mounted mirror is positioned for convenience, and the space is lit by recessed ceiling spotlights.

Four Further Bedrooms

The remaining bedrooms comprise a dual-aspect, part-vaulted king-size room with countryside views to both front and rear; a further king-size bedroom overlooking the front aspect; a well-proportioned double room with built-in storage and far-reaching views to the side; and a rear-facing double bedroom with a three-unit casement window enjoying pleasant rural outlooks.

Family Bathroom & Separate Shower Room

The first floor includes both a family bathroom and a separate shower room, each finished to a high standard and providing practical flexibility for family living. The family bathroom is fitted with a four-piece suite, while the shower room contains a three piece. Both rooms have timber effect floor tiling, neutral wall finishes, and mechanical ventilation.



Grounds

Front Aspect

Set back from Charwelton Road behind a coursed stone boundary wall with central ashlar piers, the property presents an attractive façade with a central gable and double-height glazed feature. The gravel driveway provides ample parking and leads to the detached double garage, with lawns, established planting, and a mature horse chestnut tree flanking the approach. A traditional brick well with oak-framed slate canopy sits near the main entrance, while riven stone paving extends along the front and side. A secondary entrance opens into the utility room, and the driveway continues around to the rear garden.

Rear Aspect

The rear garden is mainly laid to lawn and enclosed by a mix of post-and-rail and metal fencing, enjoying open views across rolling countryside. A patio provides scope for outdoor entertaining and is accessed via French doors from both the kitchen and sitting room. There is also separate pedestrian access to the double garage and a large timber-clad garden store, both discreetly positioned to the rear.

Garage

The double garage is fitted with a remote-controlled up-and-over door and has power, lighting, and an electric vehicle charging point installed. It offers ample space for vehicle storage, workshop use, or other practical purposes. A separate plant room adjoins the garage, housing the ground source heat pump and hot water cylinder. This area benefits from a two-unit casement window providing natural light, as well as artificial lighting, power, and mains-supplied backup smoke detection. A solid timber ledged and braced door provides rear access from the garage to the garden.

Garden Store

The garden store is a substantial structure with external timber cladding. It provides generous space for garden equipment, furniture, and general storage. Access is via double timber ledged, framed and braced doors, offering wide clearance suitable for a ride-on lawn mower. The interior benefits from a high, open roof with exposed trussed rafters, allowing for high-level racking or additional overhead storage.



Preston Fields Farm House, Preston Capes, NN11

Approximate GIA Inc. Garage and Outbuilding = 426 sqm (4585 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.



GROUND FLOOR GIA = 241 sqm (2594 sqft)



FIRST FLOOR GIA = 185 sqm (1991 sqft)

Location

Situated in a tranquil position between Preston Capes and Charwelton in the heart of the South Northamptonshire countryside, Preston Fields Farmhouse enjoys an unspoilt rural setting with far-reaching views, positioned adjacent to a working arable farmyard.

The surrounding area is rich in heritage and natural beauty, featuring a mix of idyllic villages and unspoiled landscapes. Nearby villages have vibrant communities where traditional pubs, artisan shops, and recreational facilities can be enjoyed. For more comprehensive services, the market towns of Banbury, Brackley, Towcester, and Daventry are easily accessible. The area also boasts excellent connectivity, with access to major transport routes such as the M40 and mainline train services to London from Banbury and Milton Keynes.

For leisure and recreation, the property is close to a variety of clubs and associations, with golf available at Cherwell Edge and Staverton, horse racing at Warwick and Stratford-upon-Avon, motor racing at Silverstone, and fishing and sailing at Boddington Reservoir. The surrounding countryside offers numerous scenic walks right from The Byres' doorstep, perfect for nature enthusiasts. Additionally, the nearby Canons Ashby, a National Trust property, provides a fascinating historical and cultural experience and is a lovely place to visit to enjoy the working gardens followed by tea and cakes at the café.

In terms of education, there are several nearby reputable independent schools, such as Winchester House in Brackley, Beachborough in Westbury, and public schools including Stowe, and Rugby.

Property Information

Local Authority: West Northamptonshire Council

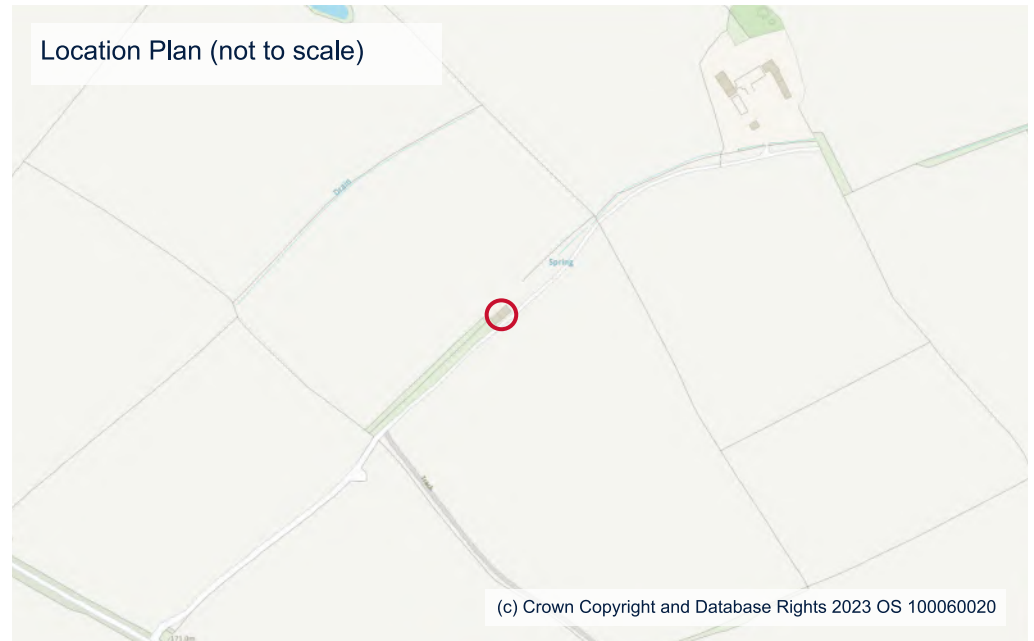
Services: Ground Source Heat Pump. Electricity, Water, Septic Tank

Council Tax: Under Review **EPC:** Rating C

Broadband: High-speed internet is provided via Starlink satellite broadband

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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