



Rookery Farm Cottage, Duck End
Hinton In The Hedges | South Northamptonshire | NN13 5NF

ROOKERY FARM COTTAGE

A stunning country home in a sought after village comprising entrance hall, cloakroom/WC, breakfast kitchen, utility room, excellent dining room , characterful sitting room, study, four double bedrooms, en-suite and family bathroom. Also benefiting from a beautiful rear garden and parking for four cars, an internal viewing is essential.



A fine example of a stunning character home which has been remodelled, extended and improved by the current owners, and is sold with NO CHAIN.

Upon entering, the hall has a window to the front and a door to a cloakroom/WC.

The superb breakfast kitchen has been well thought out and has high quality units throughout.

There are ample work surfaces, two integrated ovens, AEG extractor hood, integrated dishwasher, space for a table and exposed beams.

Three windows provide a good degree of natural light whilst French doors open out to the sun terrace.

The utility room is a good size, has space for appliances and a door to the rear garden.

The dining room is the ideal place for those who like to entertain.

With space for a table to seat eight guests, the dining room has a large focal point that could house a wood burning stove.

There are exposed beams, a useful storage cupboard, a window to the front, a door opening out to the rear and an oak staircase which rises to the first floor.

The sitting room oozes character with more exposed beams, a wood burning stove in a lovely open fireplace with bread oven and windows to two elevations.

For anybody working from home, the study is ideal. There is a built in storage cupboard and a window providing lovely views to the rear.

The study could also be used as an occasional fifth bedroom for guests.





Seller Insight

“Set right on the edge of the village and surrounded by open countryside, Rookery Farm Cottage is a chocolate box character house that we fell in love with at first sight. When we stepped through the front door it was as if we'd put on an overcoat as we were enveloped by the warm and cosy homely feel,” recall the current owners.

“We've lived here for 11 years and have made a number of big enhancements. Old cottages can be higgledy-piggledy in design, so we added an extension to create a bigger kitchen and breakfast area, as well as an extra bedroom and en suite. We've mixed modern conveniences with the traditional character of the house as we were keen to retain all of the original features. The sitting room is our favourite room as it's a cosy space to relax in front of the log burner and big inglenook fireplace. It's full of exposed timber and beams and it's a truly lovely room.”

“We're surrounded by countryside which is great for long walks with our dogs. Hinton is a very peaceful village with an old-fashioned feel to it, yet we also enjoy easy access to the amenities in nearby Brackley and Banbury, whilst Milton Keynes and Oxford are just a little further afield. Perhaps the best thing about living here though would be the strong sense of community. Everybody looks out for each other and helps out in times of need. There's plenty to get involved with if you wish, including film and quiz nights at the pub which is mentioned in the Domesday Book, along with summer fetes, bonfire nights and the bi-annual summer ball which is a super event where we get dressed up in evening gowns and black ties.”

“The garden has been a tranquil haven for us during lockdown and I've enjoyed sitting outside and relaxing. It's the perfect spot to sit and just take in the moment in the most picturesque of settings. We have lots of grandchildren who also enjoy the outside space when they come to visit and we've hosted many family BBQs and birthday celebrations during our time here,” conclude the current owners.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







To the first floor, the landing has three windows to the front, exposed beams, beautiful feature stoneworks and an airing cupboard.

The feature bedroom is one of the nicest features of the house.

With low level windows, there are amazing views from two elevations to be captured of countryside, whilst a velux window lets more natural light in.

From the feature bedroom, a door leads to a beautifully presented en-suite shower room where more gorgeous views can be enjoyed.

The guest bedroom has feature stone walls, a walk in wardrobe and a window to the rear.

There are two further double bedrooms, both with windows to the rear and one having a calved wardrobe which adds to the character of the room and more feature stoneworks.

Completing the first floor is the stunning bathroom which has a freestanding bath and separate shower.















The rear of the cottage backs onto open countryside. The gardens are glorious and are mainly laid to lawn with attractive hedges and a lovely sun terrace whilst to the front, there is parking for four cars.

Please note that some of the garden will be retained by the owners who are planning to build a property for themselves, however the property will not have windows overlooking and will be set away from the main house.

A truly beautiful home which has been a labour of love for the current owners and must be seen.



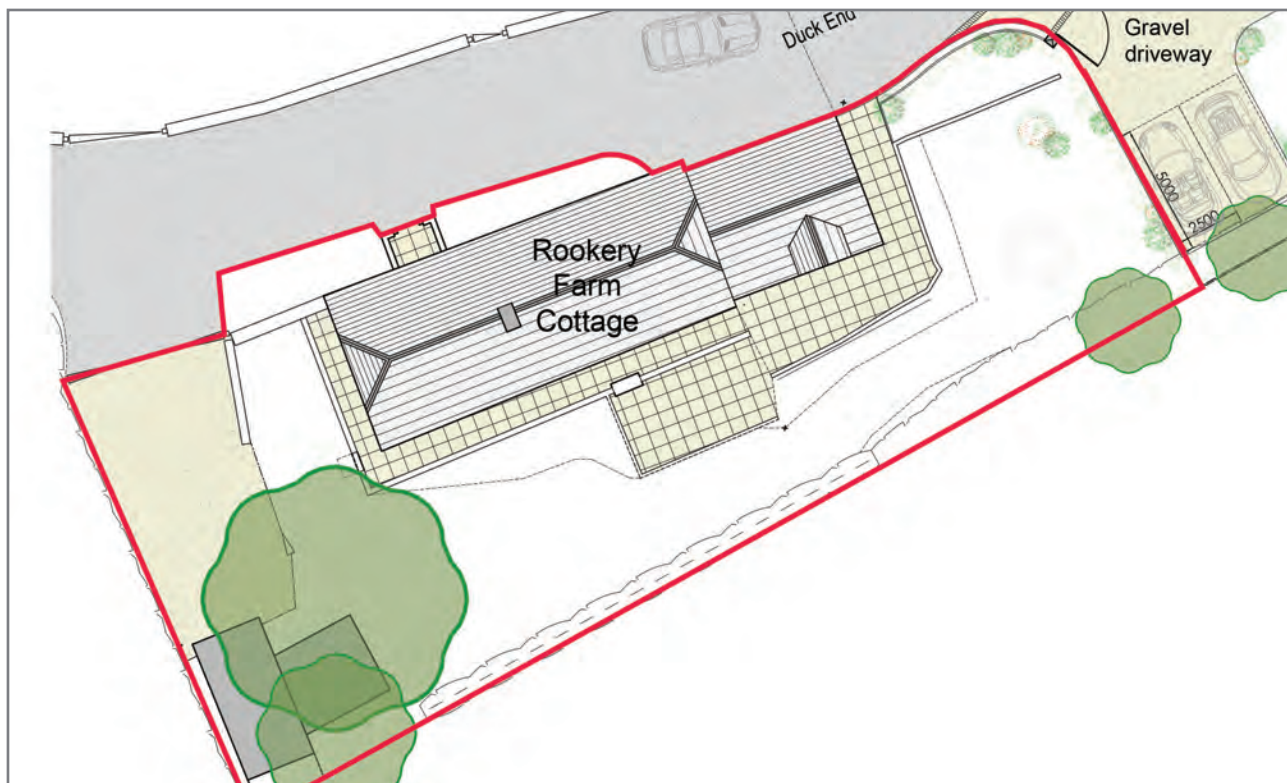




LOCATION

Hinton in the Hedges is a small picturesque village which has a great community. It features a historical 800-year-old church as well as a 15th century traditional public house. It is situated just two miles West of the beautiful market town of Brackley and is conveniently located for the M40 which provides easy access to Birmingham, Oxford, Bicester and London, whilst the local train network provides a commute to Marylebone in under an hour.





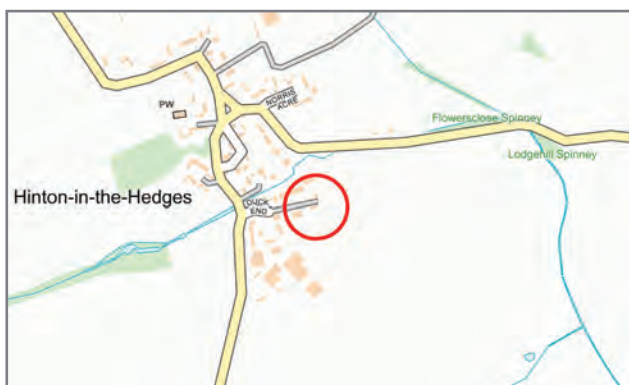
Local Authority
South Northamptonshire

Tenure
Freehold

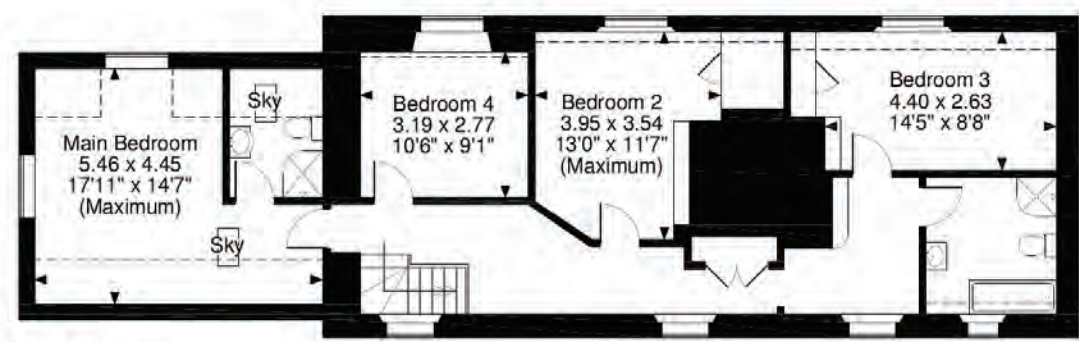
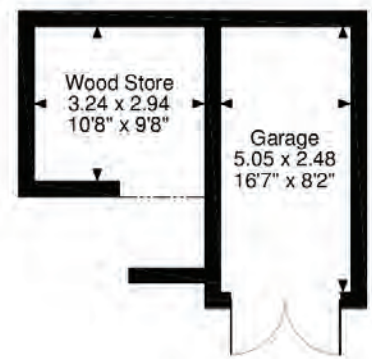
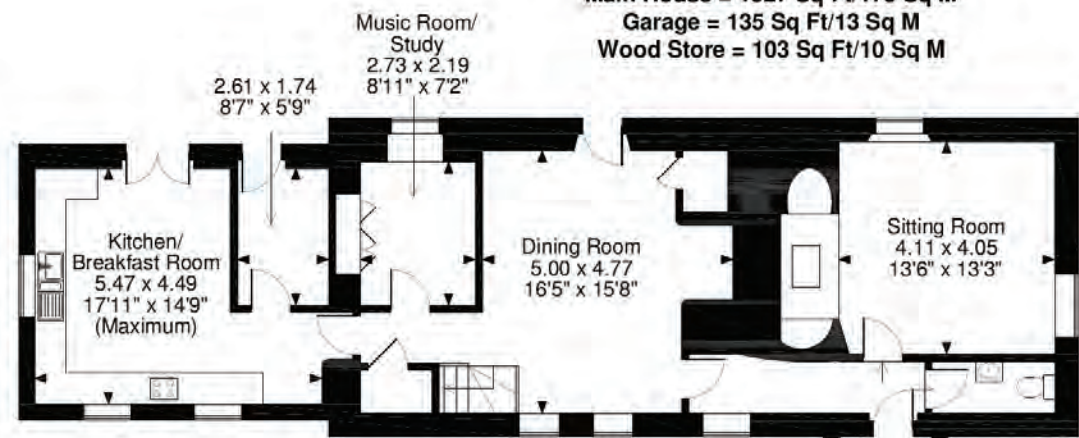
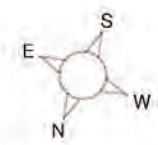
Viewing Arrangements
Strictly via the vendors sole agents Fine & Country on 01295 239666

Website
For more information visit www.fineandcountry.com/uk/banbury

Opening Hours:
Monday to Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 4.30 pm
Sunday Closed



Duck End, Hinton-in-the-Hedges, Brackley
Approximate Gross Internal Area
Main House = 1927 Sq Ft/179 Sq M
Garage = 135 Sq Ft/13 Sq M
Wood Store = 103 Sq Ft/10 Sq M



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 The position & size of doors, windows, appliances and other features are approximate only.
 ☐☐☐☐ Denotes restricted head height
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		





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Terry has been in the estate agency industry for 20 years and has a wealth of knowledge in the property sector. Having left the corporate world to set up his own brand, Terry has already built up a great reputation with local buyers and sellers. His aim is to deliver the highest levels of service and to make any client feel valued. Terry has already sold several properties which had been on the market with other estate agents previously and he puts this down to his attention to detail and his hunger for success.

YOU CAN FOLLOW TERRY ON



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“Having just purchased my new home through Fine and Country I cannot recommend them highly enough. Terry went above and beyond in ensuring as smooth a transaction as possible. Never once did I have a problem in contacting him, even on days off he still took my calls showing what a dedicated agent he is. I love my new home too much to ever consider selling it but I know who I would use if I was ever considering moving again!! Thanks to Fine & Country, especially Terry, I am now living in my dream home!”



FINE & COUNTRY

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