



The Old School House, Towcester

Offers in the region of **£350,000**



JACKIE OLIVER & CO

**The Old School House, 1 Castle Lane,
Towcester, Northamptonshire, NN12 6FX**

Centrally located in the heart of well serviced Towcester with a wide range of amenities on your doorstep, this detached stone built home enjoys views towards the historic Bury Mount.

**Entrance Hall | Kitchen/Dining Room | Cloakroom |
Dual Aspect Sitting Room | Two En-suite Bedrooms**

The Property

Neutrally decorated throughout and boasting high quality fittings to include oak flooring and tilt & turn window shutters, The Old School House is situated within a conservation area in the picturesque heart of Towcester. The accommodation briefly comprises an entrance hall leading to a kitchen/dining room, a dual aspect sitting room and a cloakroom on the ground floor whilst the first floor provides two double bedrooms, both of which benefit from en-suites. Externally the property is complemented by a fully enclosed courtyard enjoying a westerly facing aspect, allocated parking and a versatile brick built outbuilding.



- Mains water & drainage
- Mains gas central heating
- Double glazing
- Conservation area
- Freehold
- Council tax band C
- EPC rating band C



The Ground Floor

Entered via a hardwood door from the front sheltered under a pretty timber & tiled storm canopy, the entrance hall has oak flooring underfoot and stairs to the first floor with a built-in cupboard under providing useful storage. The cloakroom offers a two piece suite comprising a vanity wash basin and a W.C. whilst on the right hand side and enjoying views towards Bury Mount, the dual aspect sitting room has a window to the front and a glazed door flanked by full height glazed panels to the side.

The Kitchen/Dining Room

Again accessed from the entrance hall, the generous kitchen is fitted with a comprehensive range of floor and wall mounted storage cupboards and working surfaces with coordinating upstands over. The sink is inset with a stainless steel swan neck mixer tap over and integrated appliances include a 'fridge/freezer, a washing machine and a dishwasher. The electric oven is also built-in along with a four ring gas hob under an extractor hood and a built-in wooden breakfast bar provides a seating area. Bi-folding doors lead into the westerly facing courtyard.

How far to...?



The Bury Mount
c 30 yards



Costa Coffee & Town Centre Shops
c 130 yards



The Co-Op Convenience Store
c 200 yards



St. Lawrence Church
c 200 yards

The First Floor

Accessed via stairs from the entrance hall, the first floor landing has a window to the front with tilt & turn shutters and a high level vaulted ceiling boasting a Velux skylight to the rear. Doors lead into the two en-suite bedrooms.

The Master Bedroom

The main bedroom has a vaulted ceiling and a window to the side with views over the town rooftops and the courtyard garden below. Ample space is provided for a large bed and a built-in wardrobe has a hanging rail and shelving, this lying alongside an airing cupboard housing the wall mounted gas fired boiler serving the radiator central heating system and the domestic hot water.

The master bathroom comprises a bath with separate shower over and a pivoting glass screen, a vanity wash basin and a W.C., all in a ceramic tiled surround with coordinating tiled flooring.



How far to...?



Waitrose Supermarket & Cafe

c 0.3 miles



Towcester Centre for Leisure

c 0.9 miles



'Sixfields' Cinema & Restaurants

c 8.5 miles



Milton Keynes Central Station

c 12 miles



The Second Bedroom

Offering French doors with a glazed Juliette balcony enjoying views towards the Bury Mount, the second bedroom is again a double in size with a vaulted ceiling and a Velux window to the rear. A built-in wardrobe offers a hanging rail and shelving and the three piece shower room comprises a double shower, a vanity wash basin and a W.C.

The Courtyard Garden & Outbuilding

Enjoying a secluded position and a westerly facing aspect making the most of the afternoon sunshine, the private courtyard is fully enclosed by brick, stone and rendered walling. Entirely paved creating a low maintenance space, a wooden pedestrian side door leads to the front of the home. A further wooden door encloses a storage area alongside the outbuilding. Measuring 9'8" x 9'0", the versatile brick built outbuilding is situated on the opposing side of the courtyard and provides a fantastic multi-use space, fully insulated with wood effect vinyl flooring, French doors into the courtyard and a further door to the side. With power and light connected, the outbuilding makes for an ideal home office or studio.



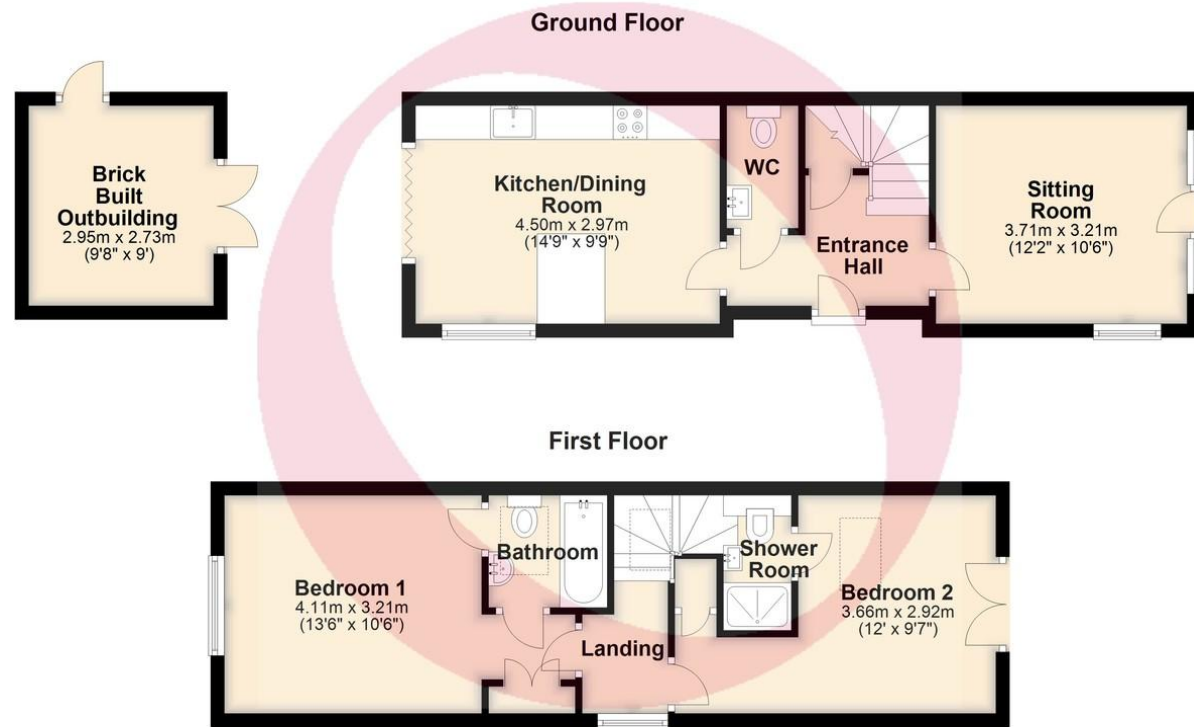
Allocated Parking Space

A block paved parking space is situated at the side of the home providing off road parking.



The Old School House enjoys a myriad of local amenities on the doorstep including a range of cafes and restaurants, local boutique shops, convenience stores and pubs whilst also enjoying easy access to countryside walks over the neighbouring water meadows.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		90
(81-91)	B		
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

These particulars, including measurements, floor plans and photographs are for guidance only. Their accuracy is not guaranteed and they do not constitute an offer or a contract, nor is Jackie Oliver & Co authorised to. We have not tested any appliances or services. Any purchaser must satisfy themselves of the correctness of these details by inspection or otherwise. They must ask their solicitor to agree with the vendor which items will be included in the sale and investigate all legal matters relating to the property including any existing easements, wayleaves or rights of way whether specified or not in these particulars. We occasionally refer buyers to conveyancers and to a broker for financial services. It is your decision whether you choose to deal with them. In making that decision you should know that we may receive a referral fee or gratuities from the mortgage equating to approximately £30 per referral.



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