



- ❖ Stone Cottage
- ❖ Village Location
- ❖ Fitted Light Oak Kitchen
- ❖ Three Bedrooms
- ❖ Double Glazing
- ❖ Single Detached Garage
- ❖ Front and Rear Gardens
- ❖ No Onward Chain
- ❖ EPC Energy Rating: E

Church Street, Helmdon
£359,950 Freehold



Church Street, Helmdon, Brackley, NN13 5QJ

A refurbished stone semi-detached home in a village location. Finished to a high standard with solid Oak internal doors and multi-fuel burners in both reception rooms. This property offers a sitting room, dining room, fitted kitchen with cooking appliances and built in dishwasher, utility room and wet room on the ground floor with three bedrooms and a bathroom on the first. To the front of the property is a small enclosed garden with side access to the rear courtyard. To the side is a single garage with off road parking.

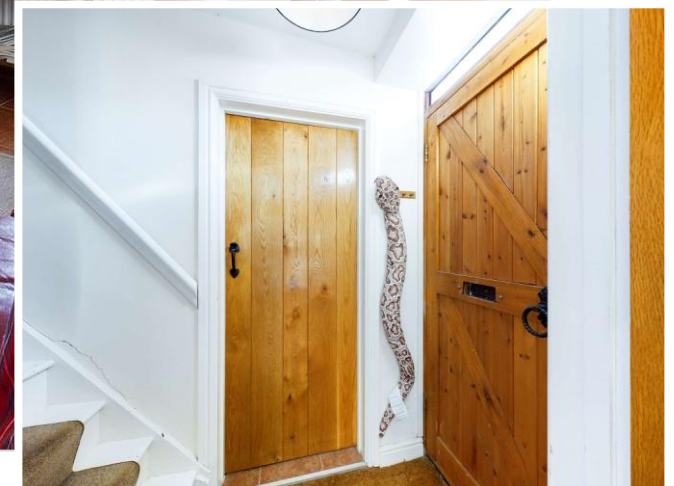
LOCATION: HELMDON is situated some 6½ miles west of Towcester and 3 miles to the north of Brackley. Local amenities include a church, primary school, public house and general store. Further shopping, leisure and schooling facilities are available at Towcester and Brackley with more comprehensive amenities at Northampton and Milton Keynes. Communications in the area are excellent with the M1 accessed at Junction 15A and the M40 at the Junction of the A43 between Brackley and Oxford. There is a main line rail service between Milton Keynes and London Euston which takes 40 minutes. Leisure facilities include golf at Farthingstone, West Park, Whittlebury and Silverstone, motor racing at Silverstone, hunting with the Grafton Hunt and steeple chasing at Towcester.



ENTRANCE HALL: Solid Oak door to front. UPVC Double glazed window to rear. Wall mounted room thermostat. Stairs to first floor. Radiator

SITTING ROOM: 12' 10" x 9' 8" (3.91m x 2.95m) less chimney breast Double glazed window to front. Fireplace housing multi-fuel burner with brick feature over. Radiator. Telephone point. T.V. point. Ceramic tiled flooring

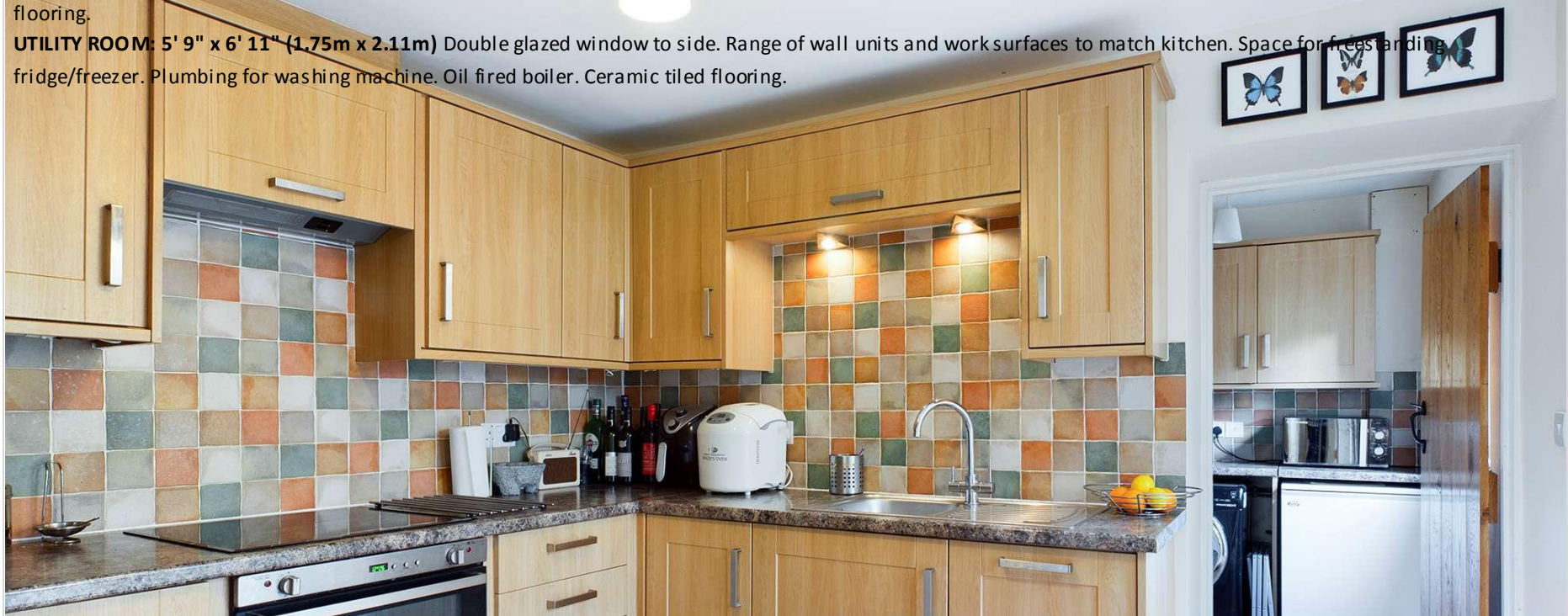
INNER HALLWAY: Double glazed window to rear. Radiator. Under stairs cupboard.



DINING ROOM: 12' 10" x 9' 6" (3.91m x 2.9m) less chimney breast Double glazed window to front. Fireplace housing multi-fuel burner with beam over. Radiator. T.V. point. Oak door meter cupboard. Oak door storage cupboard. Ceramic tiled flooring.

FITTED KITCHEN 9' 7" x 9' 8" (2.92m x 2.95m) Double glazed french doors to side. Range of wall and floor units in light Oak with brown mottled work surface and stainless steel sink unit. Built in single oven with ceramic hob and extractor hood over. Built in slim-line dishwasher. Stainless steel ladder radiator. Ceramic tiled flooring.

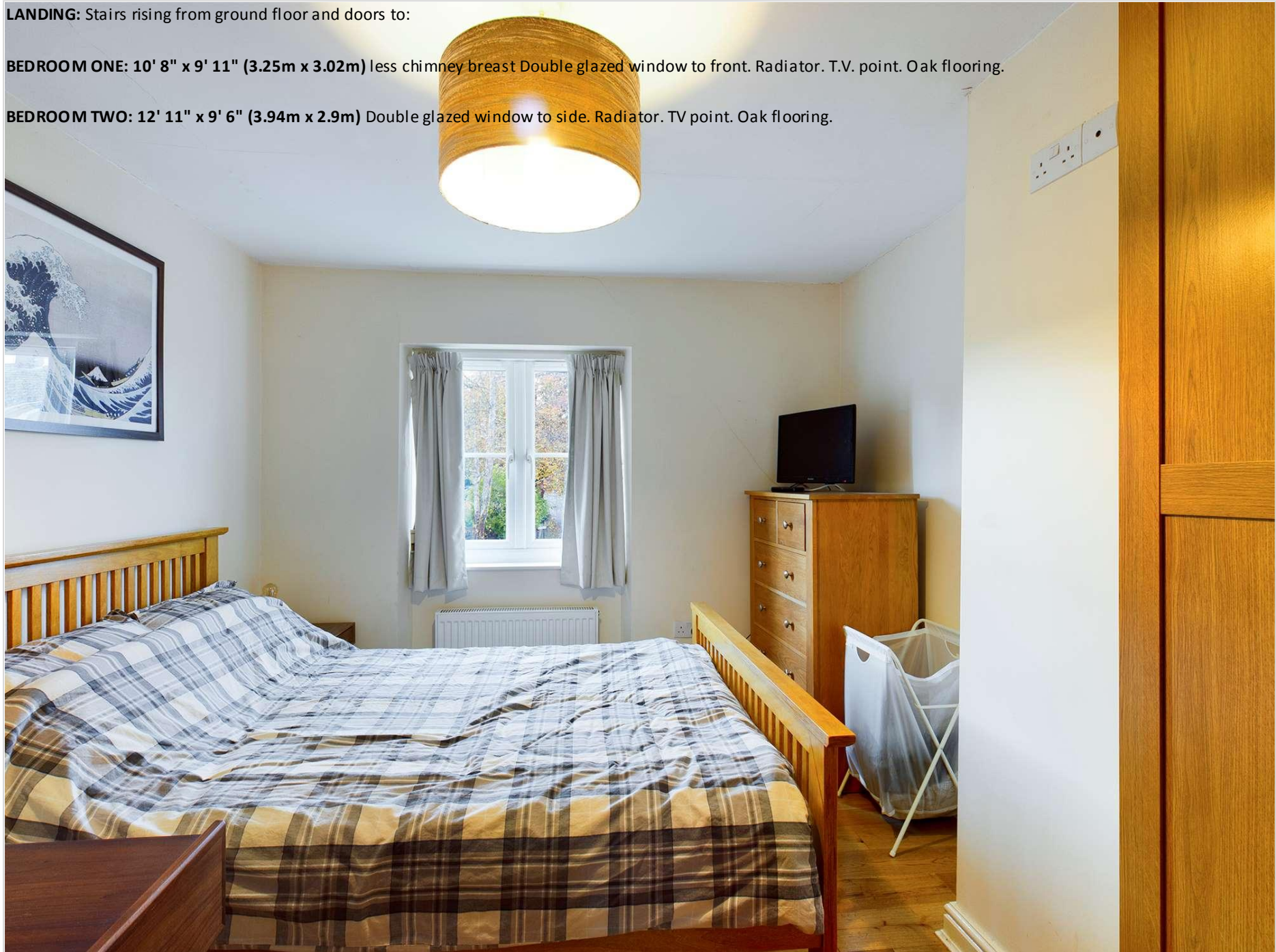
UTILITY ROOM: 5' 9" x 6' 11" (1.75m x 2.11m) Double glazed window to side. Range of wall units and work surfaces to match kitchen. Space for free standing fridge/freezer. Plumbing for washing machine. Oil fired boiler. Ceramic tiled flooring.



LANDING: Stairs rising from ground floor and doors to:

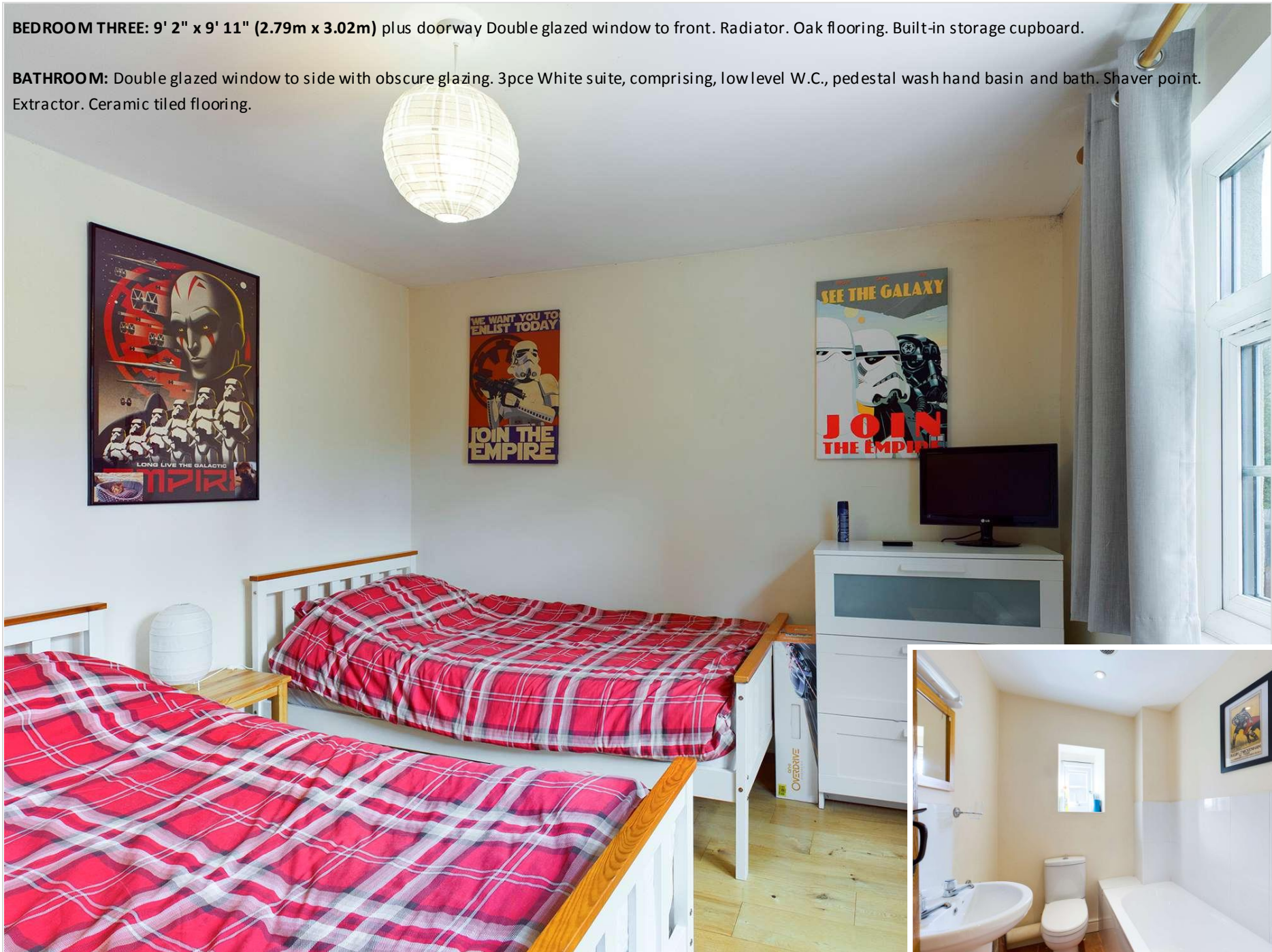
BEDROOM ONE: 10' 8" x 9' 11" (3.25m x 3.02m) less chimney breast Double glazed window to front. Radiator. T.V. point. Oak flooring.

BEDROOM TWO: 12' 11" x 9' 6" (3.94m x 2.9m) Double glazed window to side. Radiator. TV point. Oak flooring.



BEDROOM THREE: 9' 2" x 9' 11" (2.79m x 3.02m) plus doorway Double glazed window to front. Radiator. Oak flooring. Built-in storage cupboard.

BATHROOM: Double glazed window to side with obscure glazing. 3pce White suite, comprising, low level W.C., pedestal wash hand basin and bath. Shaver point. Extractor. Ceramic tiled flooring.

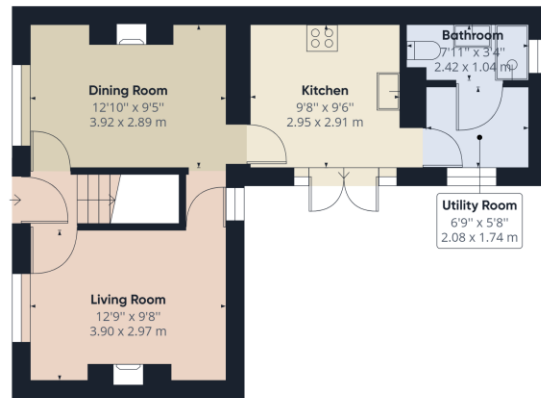


FRONT: Fully enclosed by part stone walling and timber fencing with low level gate. Laid primarily to lawn with flower borders adjacent to the property. Paving to front door and down the side to the rear courtyard.

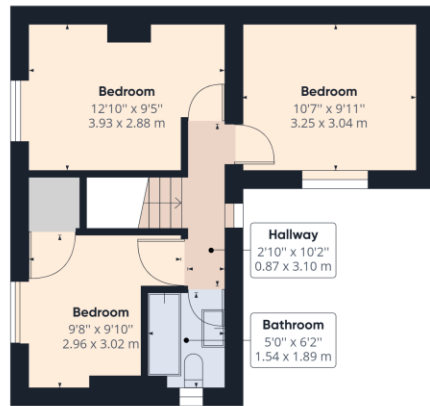
REAR: Fully paved with canopy to provide a sheltered patio. Outside tap. Water butt. Oil tank. Storage shed. Pedestrian access to:

SINGLE GARAGE: With electric up and over door, light and power.





Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾
 834.29 ft²
 77.51 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Notes:

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