



01327 878926



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2 James Watt Close, Daventry NN11 8RJ

campbells

of Culworth



2 Bedrooms | 2 Bathrooms | 1 Reception Room | Off Road Parking



2 CULWORTH HOUSE

QUEENS STREET, CULWORTH, OX17 2AT

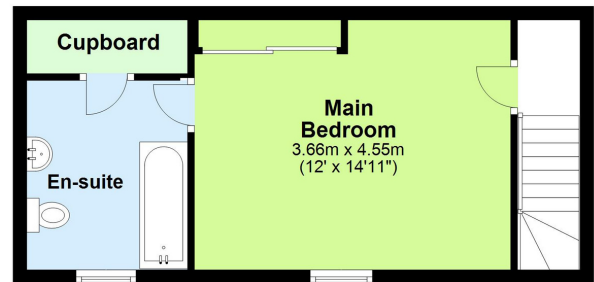
- ✓ Two Double Bedrooms
- ✓ Two En-Suite Bathrooms
- ✓ Spacious Sitting Room
- ✓ Lovely Kitchen/Diner
- ✓ Gorgeous Communal Gardens
- ✓ Private Courtyard Garden
- ✓ Off Road Parking
- ✓ Under Floor Heating
- ✓ Double Glazing Throughout



Ground Floor



First Floor



LOCAL PROPERTY EXPERT JEREMY TAYLOR

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Better than the average Estate Agent.

We used two traditional High Street Estate Agents who both promised my Mother they would sell her bungalow easily and get a very high price. They stick it in the window and on the internet and just wait.....

After two years we asked Campbells to take it on. What a breath of fresh air! They actively pushed for a sale, keeping us up to date throughout the process.

We recommend them without hesitation and thank them for their hard work and success.

They have even been in contact six weeks after completion!

Kevin & Florence about Jeremy and the Daventry Team

Disclaimer: The information on this property, including floor plans, photographs, videos and virtual tours (available on the Campbells website) has been prepared to give, in our opinion, a fair description of the property. We have tried to detail the information as accurately as possible relying on the owner's input too, but we can't give any accuracy guarantee - all measurements are approximate. None of this information constitutes an offer or a contract, or part thereof. Please make sure you satisfy yourself as to the correctness of each statement contained in these particulars. Campbells have not tested any apparatus, equipment, fittings or services including any heating system so we cannot therefore verify that these are in good working order. We haven't carried out any form of survey and would advise that you make your own arrangements to instruct and obtain a qualified survey report prior to exchange of contracts. Your solicitor will look after all the legal matters relating to this property and agree with the owner's solicitor which items will be included in the sale. If you have any questions or concerns please just ask. Viewings and Offers are to be strictly handled by Campbells. Copyright Warning - You may use any of this material for your personal use, however, you may not reuse any of this information, which includes the pictures, to republish or redistribute or make any of this detail available in any other format to any other party which includes websites, any online platform, media or notice board without prior written consent from Campbells.



This gorgeous, two bedroom, terrace cottage can be found within the beautiful and secluded grounds of Culworth House. It is one of just five, rarely available properties.

This mid terrace property definitely has something akin to the 'Tardis' about it, with each of the rooms being surprisingly spacious and benefiting from an abundance of natural light. Having approached the cottage along the quaint garden path you enter the property via a large and welcoming hallway. Off the hallway to the left, double glazed doors open into the generous sized sitting room, with windows providing significant amounts of light and a lovely outlook over the fabulous Culworth House garden.

Leading on from the sitting room you enter the well appointed kitchen/diner. The kitchen offers a wide array of fitted cupboards and integrated appliances, whilst the dining area is surrounded by windows to three sides and French doors that open on to the private enclosed courtyard garden to the rear.

Whilst the living areas are excellent, the sleeping areas are every bit as good.

On the ground floor there is a double bedroom with fitted wardrobes and an en-suite shower room whilst taking the stairs to the first floor you will discover another great sized double bedroom also benefiting from fitted wardrobes and with a very spacious en-suite bathroom.

One of the 'WOWs' of John Whitton Lodge is the beautiful grounds that it is located within.

The garden area to the front and left of the property are shared by the occupants of the five cottages. The garden is beautifully maintained by the property management company and is exceptionally private, so you are able to have full enjoyment of these lovely gardens without having to do any of the work! Beyond the boundaries of the shared garden is an uninterrupted view of the gardens of Culworth House providing a gorgeous outlook for all residents.

Each of the five cottages has an allocated parking space within the main parking area of Culworth House, adjacent to the gate leading to the cottages.

Beyond that, there is ample on street parking for guests to use on Queen Street immediately outside the walls of Culworth House.

'John Whitton Lodge' is surprisingly spacious and has been exceptionally well maintained and cared for by the current owner, so whilst you may decide to make some changes to make it your own, you could equally choose to do nothing and move straight in.



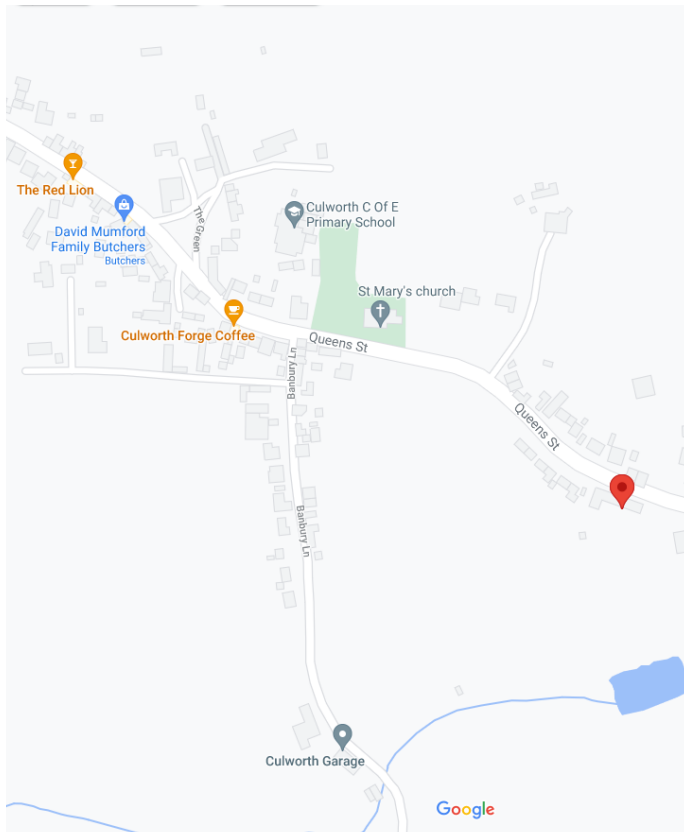
LOCATION

Culworth is a very popular and sought after village that occupies a hilltop in West Northamptonshire and close to the borders of Oxfordshire.

Whilst it is a small and rural village, Culworth does offer a number of amenities, including the Red Lion pub, the Red Lion Barn shop, a family butcher, the Forge Coffee shop, St Mary's Church and a Village Hall.

Being located in close proximity to open countryside, there are numerous options if you are a keen walker, with some designated walks listed on the Parish Council website.

The market towns of Banbury and Brackley are just 15 minutes' drive away and Banbury train station provides access to London and Birmingham within the hour and to Oxford in under 20 minutes.



Council Tax: Band D EPC: Rating D

"Whilst this property would unarguably make a fabulous retirement home, it is available to purchase by anyone over the age of 55."

