Folly Farm, Eastcote Road, Tiffield
£425,000 Freehold

- A Substantial Detached Family Home
- In Superb Semi-Rural Location
- Ground Floor Bedroom and En-Suite
- Three First Floor Beds, Bathroom
- 21ft Sitting Room with Country Views
- 19ft Kitchen/Dining Room, Cloaks
- Oil Fired Heating, Double Glazing
- Lawned Garden with Apple Trees
- Rear Photo - EPC Energy Rating - D
A substantial individual detached family home standing in an enviable semi-rural location between the villages of Eastcote and Tiffield. Built in the 1980's the property offers flexible accommodation including an accessible ground floor bedroom with an en-suite bathroom, a superb entrance hall, a cloakroom and 21ft sitting room. The kitchen/dining room measures over 19ft in length and there are three first floor bedrooms and bathroom. The property is approached by a gravel driveway and there is space to the side for a garage subject to the usual permissions. The rear garden is laid mainly to lawn and bounded by close boarded fencing with mature trees and shrubs.

AGENTS NOTE: A driveway has been created separating Folly Farm from The Lodge. A planning application has been submitted to ensure that the correct registered title is passed on to a buyer.


TIFFIELD is situated about 2 miles north-west of Towcester just off the A43 Northampton to Towcester Road and the A5. The larger town of Northampton is approximately 7 miles away. The village is well placed for the national road network with the M1 junction 15A about 5 miles away. The M40 can be accessed at junction 10 Brackley, or junction 11 Banbury. The A5 through Towcester gives access to Milton Keynes which has an intercity rail service to London Euston (40 minutes). The village has a primary school, public house and Parish Church. Sporting facilities in the area include golf at Farthingstone and Whittlebury, horse racing at Towcester and motor racing at Silverstone. Beauty spots include Everdon Stubbs, Badby Woods and Silverstone Forest.

Tiffield is mentioned in the Domesday Book as a settlement called Tifelde. It was the combination of two Saxon settlements, administered by Ralph and William for the Earl of Moreton. Even in the time of Ralph and William (around 1086) there would have been a wooden church on the site of the present church. In 1250 work began on a stone church, under the direction of the Master of the Hospital of St John at Northampton, who now owned a good proportion of the land. The nave and the north aisle are the oldest parts of the building. By the time of Edward II (1307-1327) the Master of the Hospital had been declared Lord of the Manor of Tiffield and Rector of the Church. A Manor House existed on the site of Manor Farm. With the dissolution of the monasteries under Henry VIII, the possessions of the Knights Hospitallers were granted to Sir Nicholas Throckmorton of Paulerspury.
HALLWAY: 22’ 2” x 9’ 9” (6.76m x 2.97m) Entered from a Upvc double glazed door with side panels, there are two covered radiators, a wood grain effect laminate floor and a corniced ceiling. A dog leg staircase rises to the first floor landing and there is a telephone socket, three wall light points and an under stairs storage cupboard.

SITTING ROOM: 21’ 3” x 15’ 4” (6.48m x 4.67m) (max) With two Upvc double glazed windows to the front elevation and a further window to the side giving views over open fields. There are two double radiators, four wall light points, a wood grain effect laminate floor, a TV point and double glazed patio doors to the patio and rear garden.
KITCHEN/DINING ROOM: 19' 8" x 13' 2" (5.99m x 4.01m) Fitted in a range of laminate base and eye level cupboards incorporating a single drainer stainless steel sink unit with a mixer tap over and cupboards below. There are further base and eye level cabinets and an inset four place hob with a low level oven adjacent. Space is provided for a fridge/freezer and there is plumbing for an automatic washing machine and space for a tumble drier/dishwasher. This is a dual aspect room with two Upvc double glazed windows overlooking the rear garden, a further window to the side. There is a wood grain effect laminate floor, two wall light points, a TV point, a double radiator and sliding doors to the patio.

CLOAKROOM: Fitted in a white suite of a low level WC and a wash hand basin with a cupboard below. There are dado rails, an extractor fan and a wood grain effect laminate floor.

LANDING: With a part pitched ceiling, a double glazed Velux window, a Upvc double glazed window to the rear elevation, a single radiator and an airing cupboard.
BEDROOM ONE: 15' 10" x 12' (4.83m x 3.66m) Which could be used as a reception room or work from home office, there are two Upvc double glazed windows to the front elevation, a door leading to the side, a single radiator, a wood grain effect laminate floor, a telephone socket and TV point.

BEDROOM TWO: 12' 11" x 12' 9" (3.94m x 3.89m) Providing two eaves storage cupboards and a built-in storage cupboard and shelving, this room has a single radiator, a wood grain effect laminate floor and a TV point.

BEDROOM THREE: 12' 11" x 11' (3.94m x 3.35m) With a Upvc double glazed window to the side elevation giving views over open fields. There are two eaves storage cupboards, a wood grain effect laminate floor, a single radiator and a built-in storage cupboard and shelving.

BEDROOM FOUR: 12’ 11” x 12’ 7” (3.94m x 3.84m) (max) Providing two eaves storage cupboards and a built-in double wardrobe, this room has a single radiator, an access hatch to the loft, a wood grain effect laminate floor and a TV point.

BATHROOM: 8' x 7' 9" (2.44m x 2.36m) Fitted with a white suite of a panelled bath with a mixer tap shower and side screen. There is a pedestal wash hand basin, a low level WC, an extractor fan and a heated towel radiator. There is a Upvc double glazed window to the rear elevation and a wood grain effect laminate floor.

OUTSIDE:

FRONT: The property is approached from the side by a gravelled driveway leading in front of Folly Farm to a hardstanding area. There is space to the side of the property for a carport or garage, subject to the usual planning permissions.
REAR GARDEN: Immediately behind the house is a part walled terrace with steps leading to the lawns, bounded by close boarded timber fencing. There is a gated access to the side of the property and gravelled area on the west side, where there is an oil tank and external boiler cupboard.

SERVICES: Metered mains water and electricity are connected. Heating is from an external oil fired boiler which serves the radiator heating and domestic hot water. Oil storage is from a bunded Drainage is via a below ground Klargester septic tank.